LOT 132
IN OR 1567/1313
TIMBER CREEK PLANTATION #1

POPOVIC NENAD & DESIREE
76158 LONGLEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0132-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

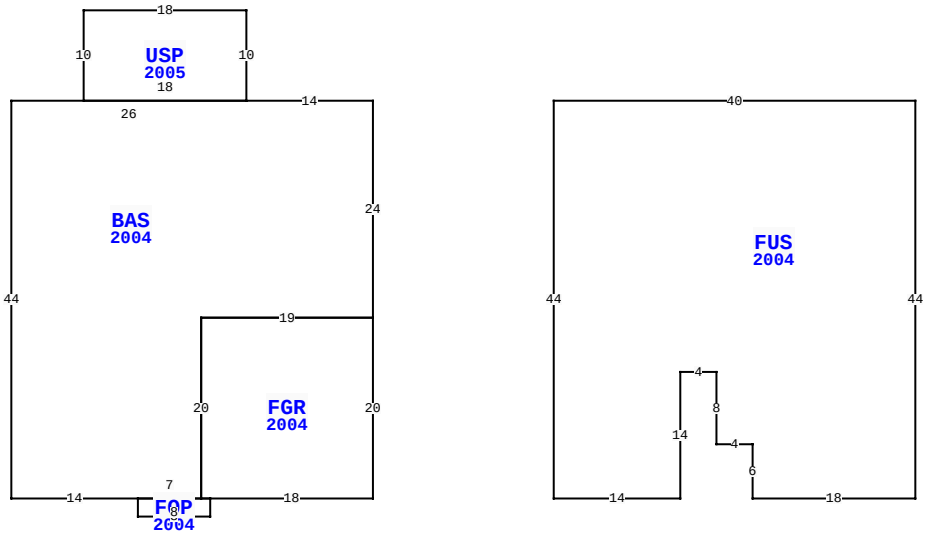
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2004	1,380	123,977
FGR	380	55	2004	209	18,776
FOP	16	30	2004	5	449
FUS	1,680	100	2004	1,680	150,928
USP	180	30	2005	54	4,851
TOTALS	3,636			3,328	298,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,328	99.8200	99.82	332,201	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2015 Heated Area: 3060 HX Base Yr 2015



76158 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,981
TOTAL MARKET OB/XF VALUE		2,883
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,864
SOH/AGL Deduction		127,939
ASSESSED VALUE		228,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,203
TOTAL JUST VALUE		356,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413124	BLDG	211,690	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1313	5/22/2008	WD	Q	I	05	200,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: POPOVIC NENAD & DES						
1532/0599	10/25/2007	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIMORTGAGE INC						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2004	2004	3	83	2,883	

BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2005] N10 W18 S10 E18$ W26 S44 E14 FOP=[YR=2004] S2 E8 N2 FGR=[YR=2004] E18 N20 W19 S20 E1$ W8$ E7 N20 E19 N24$ PTR=E20 FUS=[YR=2004] E40 S44 W18 N6 W4 N8 W4 S14 W14 N44$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 2,883

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS