LOT 138
IN OR 1676/1473
TIMBER CREEK PLANTATION #1

MORRISSEY EKATERINA L/MORRISSEY RICHARD
76256 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

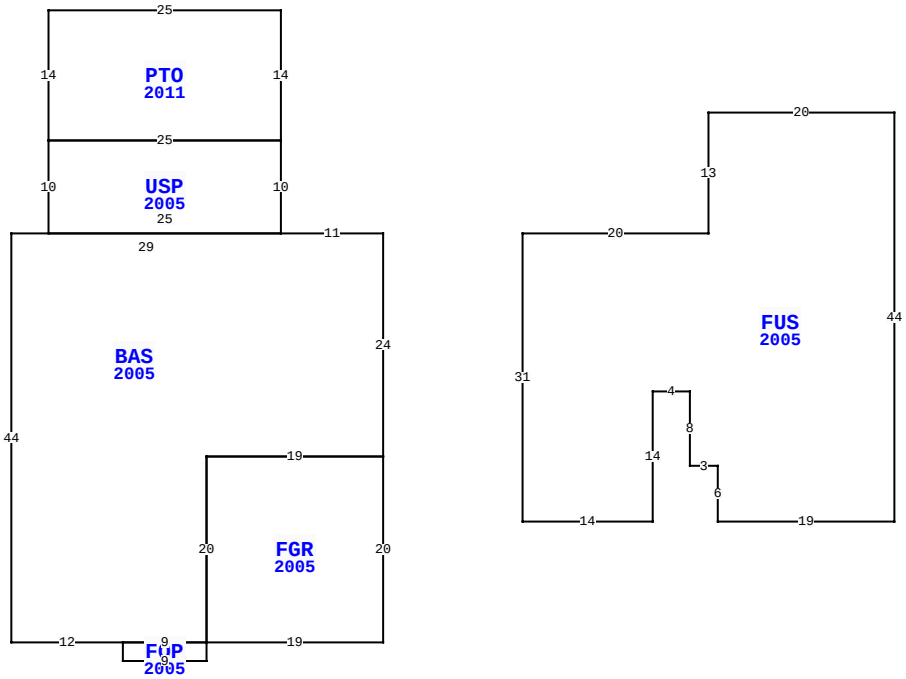
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2005	1,380	128,000
FGR	380	55	2005	209	19,385
FOP	18	30	2005	5	463
FUS	1,426	100	2005	1,426	132,267
PTO	350	5	2011	18	1,670
USP	250	30	2005	75	6,957
TOTALS	3,804			3,113	288,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,113	102.4880	102.49	319,051	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 50% - 2024 Heated Area: 2806 HX Base Yr 2024



76256 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,741
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,991
SOH/AGL Deduction		0
ASSESSED VALUE		348,991
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		298,269
TOTAL JUST VALUE		348,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004848	REPAIR/RRF	0	06/01/2018
B24645	ADDITION	11,718	04/01/2011
B14609	NEW CONSTR	197,076	02/01/2005
E14388	ELEC OTHER	2,000	02/01/2005
M09311	MECH OTHER	0	02/01/2005
P09062	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1676/1473	5/03/2010	WD	Q	I	01	222,000
GRANTOR: MOSCO ROBERT & KIRSTE						
GRANTEE: MORRISSEY RICHARD J						
1340/1420	8/10/2005	WD	Q	I		223,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: MOSCO ROBERT & KIRS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 USP=[YR=2005] N10 PTO=[YR=2011] N14 W25 S14 E25$ W25 S10 E25$ W29 S44 E12 FOP=[YR=2005] S2 E9 N2 W9$ E9 FGR=[YR=2005] E19 N20 W19 S20$ N20 E19 N24$ PTR= E15 FUS=[YR=2005] E20 N13 E20 S44 W19 N6 W3 N8 W4 S14 W14 N31$ W15$.

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	50	0	0	661.00	SF	5.20	5.20	100	2005	2005	3	84	2,887	
2	0910	SCRN RM L	0	50	14	25	350.00	SF	15.00	15.00	100	2011	2011	3	45	2,363	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS