LOT 89
TIMBER CREEK PLANTATION #1
PB 6/394

SAHRPHILLIPS JACQUELINE F/LINKFIELD HEATHER MERICA
76385 LONGLEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0089-0000

BUILDING CHARACTERISTICS

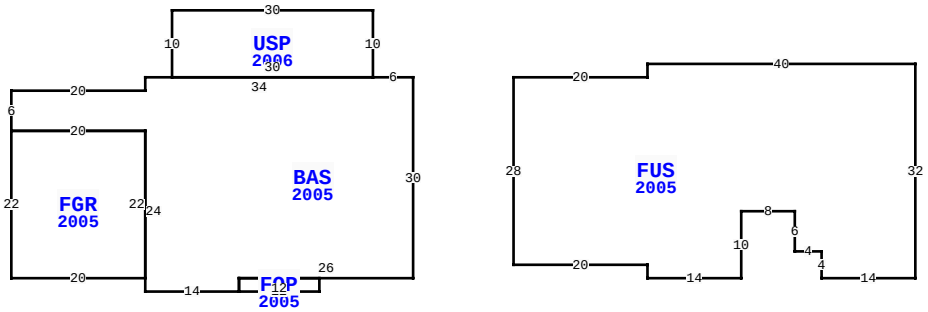
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,348	100	2005	1,348	124,814
FGR	440	55	2005	242	22,407
FOP	24	30	2005	7	648
FUS	1,744	100	2005	1,744	161,481
USP	300	30	2006	90	8,333
TOTALS	3,856			3,431	317,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,431	97.9800	102.88	352,981	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 3092 HX Base Yr 2017



76385 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,683
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		421,683
SOH/AGL Deduction		132,485
ASSESSED VALUE		289,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,787
TOTAL JUST VALUE		421,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10311	REROOF	17,560	08/01/2023
20009510	SWIM POOL	40,000	10/09/2020
R0507612	REPAIR/RRF	8,000	05/01/2005
E0514940	ELEC OTHER	2,000	05/01/2005
M0509722	H/AC	0	05/01/2005
B0515201	NEW CONSTR	210,837	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0650	5/11/2022	QC	U	I	11	100
GRANTOR: SAHRPHILLIPS JACQUELI						
GRANTEE: SAHRPHILLIPS JACQUE						
2062/0114	7/28/2016	SW	U	I	12	209,900
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: SAHRPHILLIPS JACQUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 USP=[YR=2006] N10 W30 S10 E30$ W34 S2 W20 S6 FGR=[YR=2005] S22 E20 N22 W20$ E20 S24 E14 FOP=[YR=2005] E12 N2 W12 S2$ N2 E26 N30$ PTR=E15 FUS=[YR=2005] E20 N2 E40 S32 W14 N4 W4 N6 W8 S10 W14 N2 W20 N28$ 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS