LOT 92
IN OR 2518/1789
TIMBER CREEK PLANTATION #1

BROWN DANIEL THOMAS & LAUREN TAYLOR
48206 MERIDIAN TRL
HILLIARD, FL 32046

2026

11-2N-26-2050-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

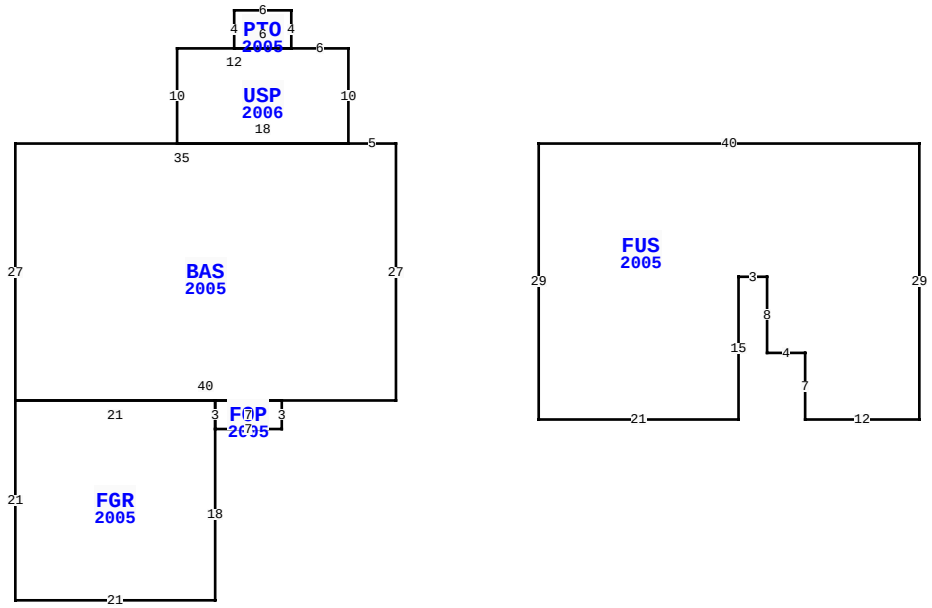
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,080	100	2005	1,080	106,308
FGR	441	55	2005	243	23,919
FOP	21	30	2005	6	590
FUS	1,087	100	2005	1,087	106,997
PTO	24	5	2005	1	98
USP	180	30	2006	54	5,315
TOTALS	2,833			2,471	243,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	104.1600	109.37	270,253	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2025 Heated Area: 2167 HX Base Yr



76367 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,228
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	297,228
SOH/AGL Deduction	0
ASSESSED VALUE	297,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,228
TOTAL JUST VALUE	297,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301769	REPAIR/RRF	19,389	02/09/2023
R07497	REPAIR/RRF	8,000	04/01/2005
B15046	NEW CONSTR	163,080	04/01/2005
E14760	ELEC OTHER	2,000	04/01/2005
M09589	OTHER	0	04/01/2005
P09328	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1789	12/03/2021	WD	Q	I	01	298,500
GRANTOR: MAISONET ANTHONY C						
GRANTEE: BROWN DANIEL THOMAS						
2153/0713	10/20/2017	WD	Q	I	01	199,000
GRANTOR: LYNCH CHUCK						
GRANTEE: MAISONET ANTHONY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 USP=[YR=2006] N10 W6 PTO=[YR=2005] N4 W6 S4 E6$ W12 S10 E18$ W35 S27 FGR=[YR=2005] S21 E21 N18 FOP=[YR=2005] E7 N3 W7 S3$ N3 W21$ E40 N27$ PTR=E15 FUS=[YR=2005] E40 S29 W12 N7 W4 N8 W3 S15 W21 N29$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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