LOT 104
TIMBER CREEK PLANTATION #1
PB 6/394

DANG HUU Q
76253 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

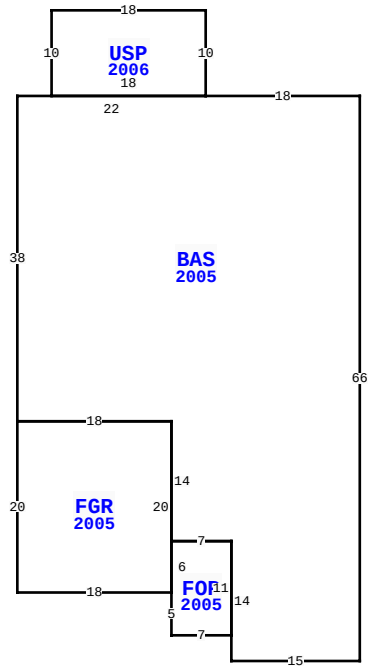
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2005	2,038	221,741
FGR	360	55	2005	198	21,543
FOP	77	30	2005	23	2,502
USP	180	30	2006	54	5,876
TOTALS	2,655			2,313	251,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	109.0740	114.53	264,908	2005	2015	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2026 Heated Area: 2038 HX Base Yr 2026



76253 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,663
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		305,663
SOH/AGL Deduction		0
ASSESSED VALUE		305,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,252
TOTAL JUST VALUE		305,663
NCON VALUE		11,970
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507121	REPAIR/RRF	8,000	02/01/2005
E0514243	ELEC OTHER	1,800	02/01/2005
M0509176	MECH OTHER	0	02/01/2005
P0508951	OTHER	0	02/01/2005
B0514418	NEW CONSTR	148,059	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/819	3/14/2025	WD	Q	I	01	385,000
GRANTOR: PHILLIPS PAUL J						
GRANTEE: DANG HUU Q						
2607/1863	12/13/2022	WD	Q	I	01	350,000
GRANTOR: HERNANDEZ PEDRO A						
GRANTEE: PHILLIPS PAUL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2006] N10 W18 S10 E18$ W22 S38
FGR=[YR=2005] S20 E18 FOP=[YR=2005] S5 E7 N11 W7 S6$ N20 W18$
E18 S14 E7 S14 E 15 N66$.

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