LOT 115
IN OR 2033/1827
TIMBER CREEK PLANTATION #1

MOUGHTON SUSAN V & JONATHAN R
76151 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

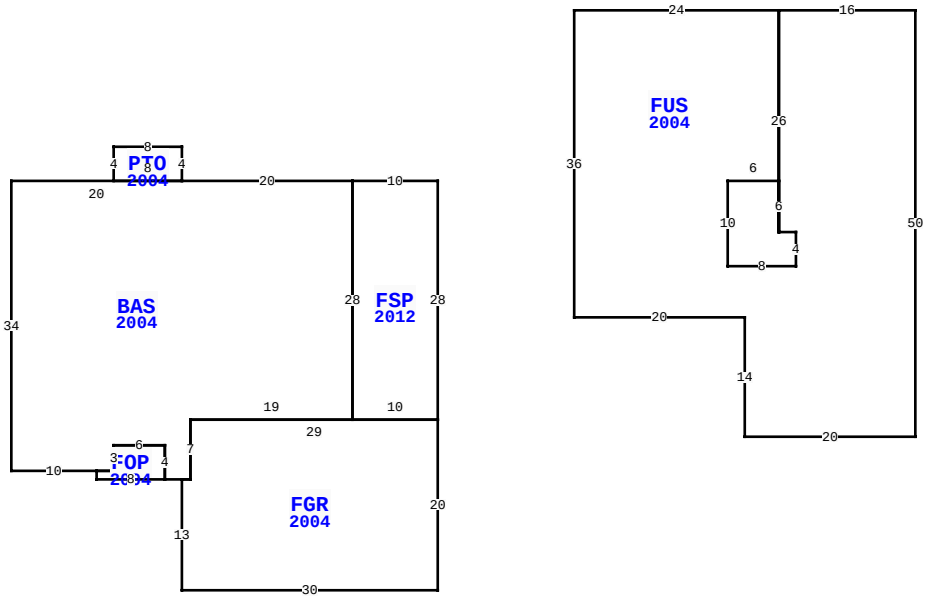
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,231	100	2004	1,231	115,474
FGR	593	55	2004	326	30,580
FOP	26	30	2004	8	750
FSP	280	40	2012	112	10,506
FUS	1,652	100	2004	1,652	154,966
PTO	32	5	2004	2	188
TOTALS	3,814			3,331	312,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,331	99.8200	104.81	349,122	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2018 Heated Area: 2883 HX Base Yr 2018



76151 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		312,464
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		366,464
SOH/AGL Deduction		108,119
ASSESSED VALUE		258,345
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,934
TOTAL JUST VALUE		366,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702949	REPAIR/RRF	8,500	05/01/2017
B0413343	NEW CONSTR	208,375	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/0660	5/31/2016	FJ	U	I	11	100
GRANTOR: HALLACK STEVEN M ESTA						
GRANTEE: HALLACK CANDICE R						
2033/1827	3/10/2016	WD	Q	I	01	218,000
GRANTOR: HALLACK CANDICE R						
GRANTEE: MOUGHTON SUSAN V &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=34,0] S10 E8 N4 W2 N26 E16 S50 W20 N14 W20 N36 E24 S26 N6 W6 $
BAS=[YR=2004;ORIG=-10,0] W20 W20 S34 E10 E2 N3 E6 S4 E2 E1 N7 E19 N28 $
FGR=[YR=2004;ORIG=-30,35] S13 E30 N20 W29 S7 W1 $
FSP=[YR=2012;ORIG=0,0] W10 S28 E10 N28 $
PTO=[YR=2004;ORIG=-30,0] N4 W8 S4 E8 $
FOP=[YR=2004;ORIG=-40,34] S1 E8 N4 W6 S3 W2 $
PTR=[ORIG=0,0] E40 W40 $
.

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