LOT 134
TIMBER CREEK PLANTATION #1
PB 6/394

MILLER GINA BARZANO
76180 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

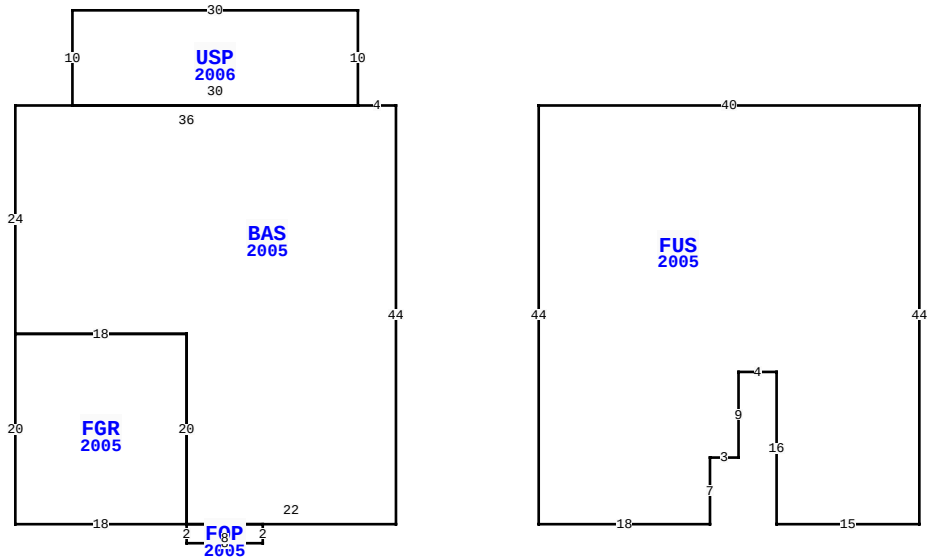
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100	2005	1,400	131,569
FGR	360	55	2005	198	18,608
FOP	16	30	2005	5	470
FUS	1,675	100	2005	1,675	157,414
USP	300	30	2006	90	8,458
TOTALS	3,751			3,368	316,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,368	99.4520	104.42	351,687	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2019 Heated Area: 3075 HX Base Yr 2019



76180 LONG LEAF LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,518
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		370,518
SOH/AGL Deduction		75,298
ASSESSED VALUE		295,220
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,809
TOTAL JUST VALUE		370,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001383	REPAIR/RRF	5,000	03/01/2018
18000845	REPAIR/RRF	6,885	01/01/2018
B14003	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2409/1500	10/29/2020	QC	U	I	11	100
GRANTOR: HALL GINA						
GRANTEE: MILLER GINA BARZANO						
2167/1615	10/16/2017	SW	U	I	12	170,000
GRANTOR: PRETIUM MORTGAGE ACQU						
GRANTEE: HALL GINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W30 S10 E30$ W36 S24 FGR=[YR=2005] S20 E18 N20 W18$ E18 S20 FOP=[YR=2005] S2 E8 N2 W8$ E22 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W15 N16 W4 S9 W3 S7 W18 N44$ 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	000134	C	RES POND	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