LOT 4
TIMBER CREEK PLANTATION #1
PB 6/394

ZERN ARIC S & LAUREN A
76193 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2050-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

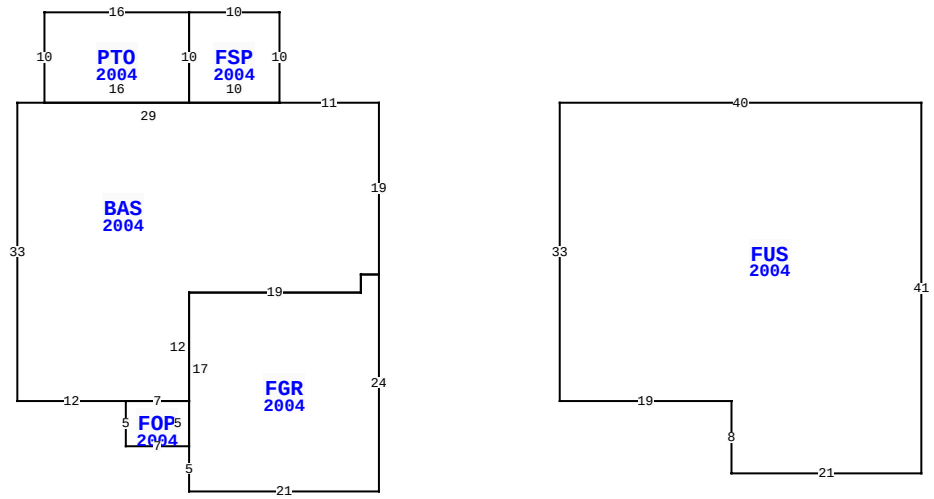
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	91,092
FGR	466	55	256	21,916
FOP	35	30	10	856
FSP	100	40	40	3,424
FUS	1,488	100	1,488	127,392
PTO	160	5	8	685
TOTALS	3,313		2,866	245,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	104.2460	94.08	269,633	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2552 HX Base Yr 2022



76193 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,366
TOTAL MARKET OB/XF VALUE		11,352
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,718
SOH/AGL Deduction		42,457
ASSESSED VALUE		269,261
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,261
TOTAL JUST VALUE		311,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1593	2/01/2021	WD	Q	I	01	295,000
GRANTOR: EISENMAN ROBERT & BET						
GRANTEE: ZERN ARIC S & LAURE						
1530/0835	10/15/2007	WD	Q	I		245,000
GRANTOR: KBONE INC						
GRANTEE: EISENMAN ROBERT & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FSP=[YR=2004] N10 W10 PTO=[YR=2004] W16 S10 E16 N10$ S10 E10$ W29 S33 E12 FOP=[YR=2004] S5 E7 FGR=[YR=2004] S5 E21 N24 W2 S2 W19 S17$ N5 W7$ E7 N12 E19 N2 E2 N19$ PTR=E20 FUS=[YR=2004] E40 S41 W21 N8 W19 N33$ W20$.

EXTRA FEATURES

L N	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
1	0855	CONC PAVER	0	100	0	0	1,320.00	SF	10.00	10.00	100	2004	2004	3	86	11,352	

LAND DESCRIPTION

TOTAL OB/XF 11,352

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS