LOT 5
IN OR 2152/1495
TIMBER CREEK PLANTATION #1

JEFFCOAT WILLIAM
76205 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2050-0005-0000

BUILDING CHARACTERISTICS

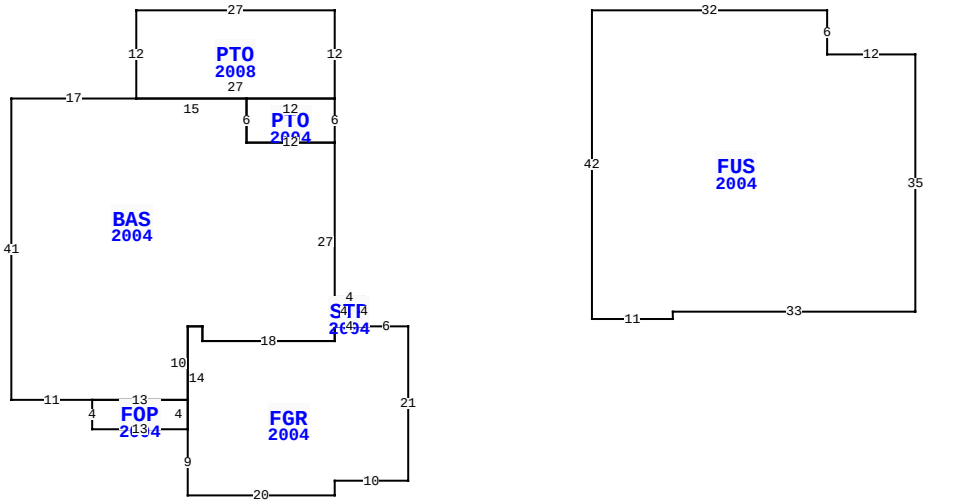
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,568	100	1,568	127,720
FGR	634	55	349	28,427
FOP	52	30	16	1,303
FUS	1,743	100	1,743	141,975
PTO	72	5	4	326
PTO	324	5	16	1,303
STP	16	10	2	163
TOTALS	4,409		3,698	301,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,698	99.1800	89.51	331,008	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 3311 HX Base Yr 2018



76205 TIMBERCREEK BLVD, YULEE

BLD DATE	08/28/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,217
TOTAL MARKET OB/XF VALUE		20,696
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		376,913
SOH/AGL Deduction		111,447
ASSESSED VALUE		265,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,466
TOTAL JUST VALUE		376,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21395	SCREEN ENCLOSURE	4,680	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2152/1495	10/17/2017	WD	Q	I	01	265,000
GRANTOR: GERLACH GILBERT R & C						
GRANTEE: JEFFCOAT WILLIAM						
1533/0454	10/31/2007	WD	Q	I		266,000
GRANTOR: KBONE INC						
GRANTEE: GERLACH GILBERT R &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W27 S12 BAS=[YR=2004] W17 S41 E11
FOP=[YR=2004] S4 E13 FGR=[YR=2004] S9 E20 N2 E10 N21 W6
STP=[YR=2004] N4 W4 S4 E4$ W4 S2 W18 N2 W2 S14$ N4 W13$ E13
N10 E2 S2 E18 N27 PTO=[YR=2004] N6 W12 S6 E12$ W12 N6 W15$
E27 N12$ PTR=E35 FUS=[YR=2004] E32 S6 E12 S35 W33 S1 W11 N42$
W35$.

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
1	0855	CONC PAVER	0	100	0	0	1,768.00	SF	10.00	10.00	100	2004	2004	3	86	15,205	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
3	0910	SCRN RM L	0	100	0	0	396.00	SF	15.00	15.00	100	2008	2008	3	40	2,376	

LAND DESCRIPTION

TOTAL OB/XF 20,696

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	SFR	100	0003	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