LOT 121
IN OR 1719/704
TIMBER CREEK PLANTATION #1

GOOD ALAN W & KIMBERLY A
76071 HARLEY COURT
YULEE, FL 32097

2023

11-2N-26-2050-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

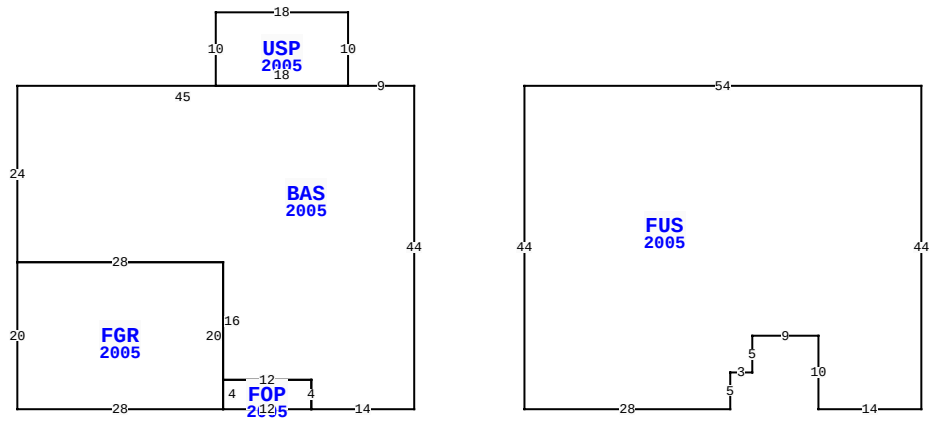
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 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	1,768	100	1,768	114,573
FGR	560	55	308	19,960
FOP	48	30	14	907
FUS	2,271	100	2,271	147,169
USP	180	30	54	3,500
TOTALS	4,827		4,415	286,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,415	76.3840	68.94	304,370	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2012 Heated Area: 4039 HX Base Yr 2012



76071 HARLEY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,108
TOTAL MARKET OB/XF VALUE		4,444
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		345,552
SOH/AGL Deduction		159,121
ASSESSED VALUE		186,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,431
TOTAL JUST VALUE		345,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004777	REPAIR/RRF	10,922	06/01/2019
B13658	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1719/0704	1/11/2011	WD	Q	I	02	242,500
GRANTOR: WILLIAMS EVELYN L						
GRANTEE: GOOD ALAN W & KIMBE						
1313/0849	4/29/2005	WD	Q	I		233,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: WILLIAMS EVELYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 USP=[YR=2005] N10 W18 S10 E18$ W45 S24 FGR=[YR=2005] S20 E28 FOP=[YR=2005] E12 N4 W12 S4$ N20 W28 $ E28 S16 E12 S4 E14 N44$ PTR= E15 FUS=[YR=2005] E54 S44 W14 N10 W9 S5 W3 S5 W28 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
1	0812	CONCRETE C	0	100	0	0	1,277.00	SF	4.00	4.00	100	2005	2005	3	87	4,444	

LAND DESCRIPTION

TOTAL OB/XF 4,444

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	SFR POND	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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS