

LOT 186
IN OR 1560/621
TIMBER CREEK PLANTATION #1

VALK JARED & ELIZABETH A
76292 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2050-0186-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,573	100	1,573	142,324
FGR	447	55	246	22,258
FOP	65	30	20	1,810
UOP	50	20	10	905
USP	190	30	57	5,158
TOTALS	2,325		1,906	172,455

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	0811	CONCRETE B	0	100	0	0	601.00	SF	5.20	5.20	100	2008	2008	3	90	2,813	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	90	456	

LAND DESCRIPTION			TOTAL OB/XF 3,269														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,906	107.8000	97.29	185,435	2008	2008	0	0	7.00	93.00	
1 SINGLE FAM - 100% - 2015					Heated Area: 1573			HX Base Yr 2015				
Diagram labels and dimensions: - USP 2016: 19x19 - JOF 2016: 10x5 - BAS 2008: 38x35 - FOP 2008: 13x5 - FGR 2008: 14x23 - Other dimensions: 10, 14, 24, 3, 2, 18, 12, 7, 21, 5, 19, 5, 10, 13, 14, 23, 38, 35, 12, 7, 21, 5, 19, 5, 10, 13, 14, 23, 38,												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		172,455	
TOTAL MARKET OB/XF VALUE		3,269	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		230,724	
SOH/AGL Deduction		82,220	
ASSESSED VALUE		148,504	
TOTAL EXEMPTION VALUE		HX HB XM	50,000
BASE TAXABLE VALUE		98,504	
TOTAL JUST VALUE		230,724	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26181	ADDITION	3,747	08/02/2012
M13608	MECH OTHER	0	02/01/2008
C20545	CO ISSUED	0	09/01/2007
B20545	NEW CONSTR	136,884	09/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1560/0621	4/09/2008	WD	Q	I		163,500	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: VALK JARED & ELIZAB							
1390/0307	2/17/2006	WD	U	V	19	380,800	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W14 UOP=[YR=2016] N10 W5 USP=[YR=2016] W19 S10 E19 N10\$ S10 E5\$ W24 S38 FOP=[YR=2008] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2008] S7 E21 N23 W3 S2 W18 S14\$ N14 E18 N2 E3 N35\$.									