

LOT 192
IN OR 1347/1597
TIMBER CREEK PLANTATION #1

VAN TASSELL RAY C JR
P O BOX 1721
CALLAHAN, FL 32011

2023

11-2N-26-2050-0192-0000



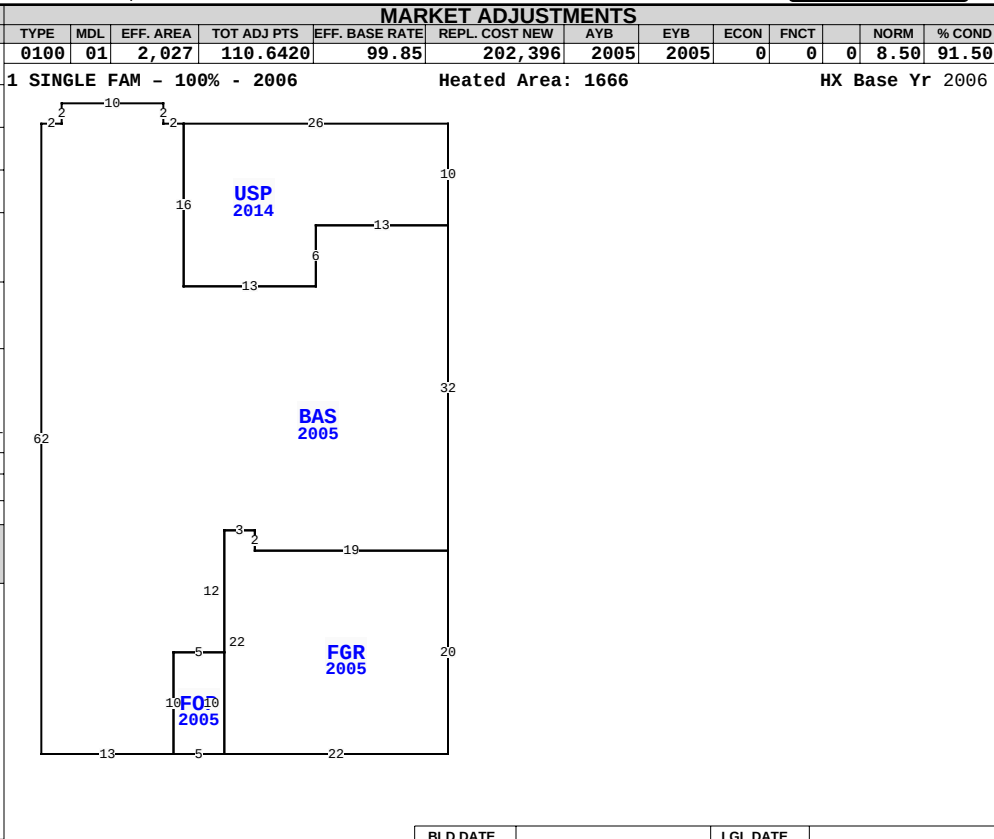
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,666	100	1,666	152,210
FGR	446	55	245	22,384
FOP	50	30	15	1,371
USP	338	30	101	9,228
TOTALS	2,500		2,027	185,192

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



76071 DEERWOOD DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
16,903											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 185,192											
TOTAL MARKET OB/XF VALUE 16,903											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 257,095											
SOH/AGL Deduction 105,919											
ASSESSED VALUE 151,176											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 101,176											
TOTAL JUST VALUE 257,095											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 210,502											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632745	GARAGE	17,852	07/01/2016
B1428931	ADDITION	7,312	06/01/2014
B20660	HURRICANE SHUTTER	1,115	10/01/2007
M09971	MECH OTHER	0	07/01/2005
E0514983	ELEC OTHER	1,500	05/01/2005
R0507585	REPAIR/RRF	2,000	05/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1347/1597	9/07/2005	WD	Q	I		205,300			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: VAN TASSELL RAY C J									
1219/0081	3/31/2004	WD	U	V	19	403,500			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
USP=[YR=2014] W26 BAS=[YR=2005] W2 N2 W 10 S2 W2 S62 E13 FOP=[YR=2005] E5 FGR=[YR=2005] E22 N20 W19 N2 W3 S22\$ N10 W5 S10\$ N10 E5 N12 E3 S2 E19 N32 W13 S6 W13 N16\$ S16 E13 N6 E13 N10\$.											