

LOT 3
IN OR 1529/1627
TIMBER CREEK PLANTATION #2

OCANA JOSE A JR
76333 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0003-0000



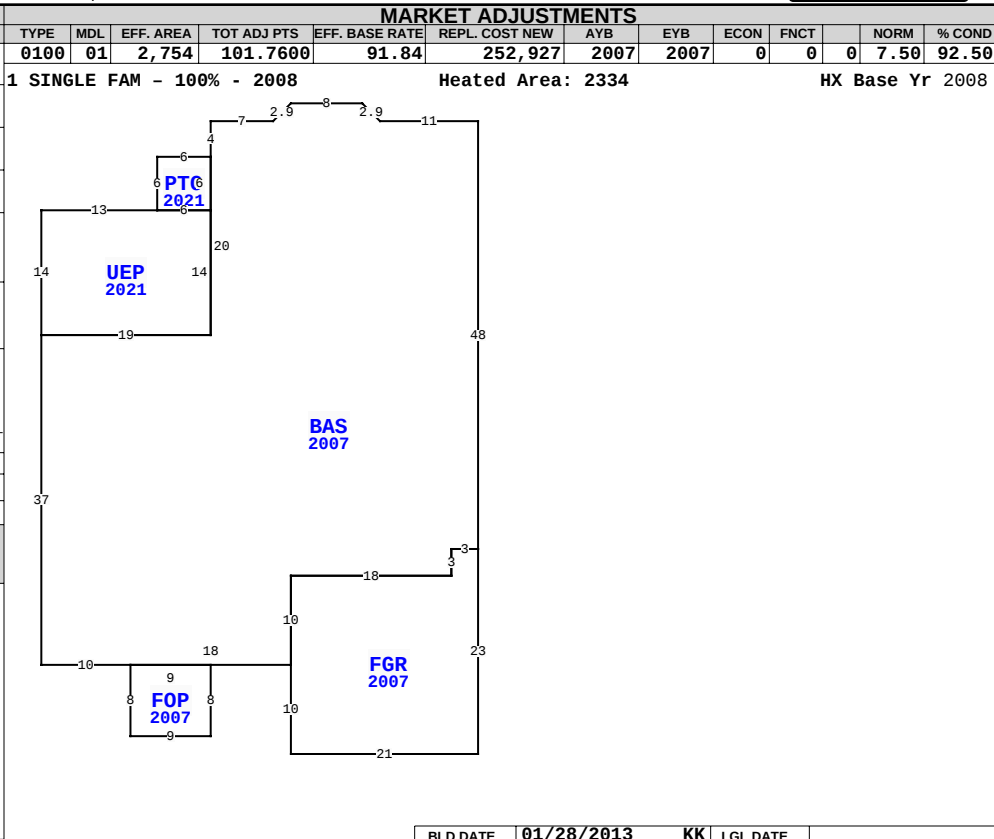
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,334	100	2,334	198,278
FGR	429	55	236	20,048
FOP	72	30	22	1,869
PTO	36	5	2	170
UEP	266	60	160	13,592
TOTALS	3,137		2,754	233,957

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	704.00	SF	5.20	5.20	100	2007

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



BLD DATE	01/28/2013	KK	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						233,957					
TOTAL MARKET OB/XF VALUE						3,258					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						292,215					
SOH/AGL Deduction						119,903					
ASSESSED VALUE						172,312					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						117,312					
TOTAL JUST VALUE						292,215					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						247,056					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005317	ADDITION	6,820	04/27/2021
E19489	ELEC OTHER	1,500	06/01/2007
M13056	MECH OTHER	0	06/01/2007
C19850	CO ISSUED	199,320	05/01/2007
B19850	NEW CONSTR	199,320	05/01/2007
P12361	OTHER	0	05/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1529/1627	10/10/2007	WD	Q	I		220,400			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: OCANA JOSE A JR									
1490/1956	4/09/2007	WD	U	V	19	327,300			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

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

BUILDING DIMENSIONS											
BAS=[YR=2007] W11 L2 U2 W8 D2 L2 W7 S4 PTO=[YR=2021] W6 S6 UEP=[YR=2021] W13 S14 E19 N14 W6\$E6 N6 \$S20 W19 S37 E10 FOP=[YR=2007] S8 E9 N8 W9\$ E18 FGR=[YR=2007] S10 E21 N23 W3 S3 W18 S10\$ N10 E18 N3 E3 N48\$.											