

LOT 11  
IN OR 1541/1396  
TIMBER CREEK PLANTATION #2

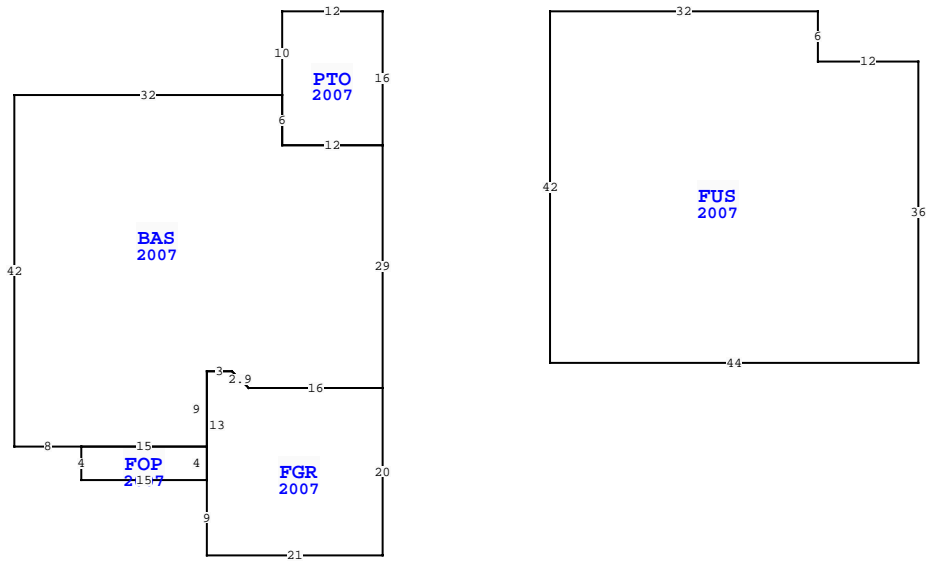
GATTI JUAN & CHERIDAH  
76435 DEERWOOD DRIVE  
YULEE, FL 32097

2023

11-2N-26-2051-0011-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		5	100
Bathrooms		3	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
BAS	1,621	100	1,621
FGR	428	55	235
FOP	60	30	18
FUS	1,776	100	1,776
PTO	192	5	10
TOTALS	4,077		3,660
			294,234

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2008 Heated Area: 3397 HX Base Yr 2008												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,234
TOTAL MARKET OB/XF VALUE			3,240
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			352,474
SOH/AGL Deduction			148,554
ASSESSED VALUE			203,920
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			153,920
TOTAL JUST VALUE			352,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19673	ELEC OTHER	1,500	07/01/2007
M13130	MECH OTHER	0	07/01/2007
C20105	CO ISSUED	0	06/01/2007
R10488	REPAIR/RRF	2,000	06/01/2007
B20105	NEW CONSTR	259,512	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1396	12/20/2007	WD	Q	I		244,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GATTI JUAN & CHERID						
1494/1179	4/24/2007	WD	U	V	19	187,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	700.00	SF	5.20	5.20	100	2007	2007

BLD DATE	11/01/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2007] W12 S10 BAS=[YR=2007] W32 S42 E8 FOP=[YR=2007] S4 E15 FGR=[YR=2007] S9 E21 N20 W16 L2 U2 W3 S13\$ N4 W15\$ E15 N9 E3 D2 R2 E16 N29 W12 N6\$ S6 E12 N16 \$ PTR= E20 FUS=[YR=2007] E32 S6 E12 S36 W44 N42\$ W20\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							