LOT 114
TIMBER CREEK PLANTATION #2
PB 7/165

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

**2023**

**11-2N-26-2051-0114-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

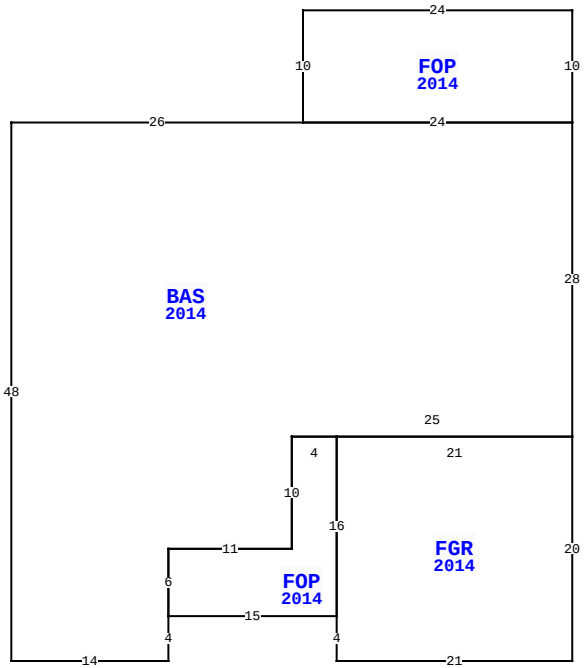
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 | 1,790 | 100 | 1,790 | 168,054 |
| FGR | 420 | 55 | 231 | 21,687 |
| FOP | 130 | 30 | 39 | 3,661 |
| FOP | 240 | 30 | 72 | 6,760 |
| TOTALS | 2,580 | | 2,132 | 200,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,132 | 107.8000 | 97.29 | 207,422 | 2014 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1790 HX Base Yr




76289 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 200,162 |
| TOTAL MARKET OB/XF VALUE | 4,073 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 259,235 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 259,235 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 259,235 |
| TOTAL JUST VALUE | 259,235 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 219,180 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428876 | CO ISSUED | 0 | 10/22/2014 |
| B1428876 | NEW CONSTR | 221,627 | 06/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2586/0985 | 8/23/2022 | WD | U | I | 37 | 382,000 |
| GRANTOR: MURRIEL ANITA | | | | | | |
| GRANTEE: SHV HOMES 1 LLC | | | | | | |
| 1948/1326 | 11/19/2014 | SW | Q | I | 01 | 176,600 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: MURRIEL ANITA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2014] W24 S10 BAS=[YR=2014] W26 S48 E14 N4
FOP=[YR=2014] E15 FGR=[YR=2014] S4 E21 N20 W21 S16$ N16 W4
S10 W11 S6$ N6 E11 N10 E25 N28 W24$ E24 N10$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 880.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 4,073 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,073

| 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 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 02/01/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS