

LOT 115
IN OR 1569/661
TIMBER CREEK PLANTATION #2

MURPHY DANIEL & SHANNA
3088 HAILEY COURT
HONOLULU, HI 96818-3668

2023

11-2N-26-2051-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	SUBAREA MARKET VALUE
AOF	466	110	513	43,678
BAS	2,420	100	2,420	206,047
FOP	69	30	21	1,788
FOP	161	30	48	4,087
FUS	522	100	522	44,445

TOTALS	3,638		3,524	300,046
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0	0	0	807.00	SF	5.20	
3	0855	CONC PAVER	0	0	27	81.00	SF	10.00	
4	0462	ST/AL FNC	0	0	0	228.00	SF	10.00	
5	0855	CONC PAVER	0	0	3	9.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	02/01/2018	BY	KBX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,524	101.6100	91.70	323,151	2007	2007	0	0	0	7.15	92.85	
1 SINGLE FAM - 0% - 0													
Heated Area: 3408													
HX Base Yr													

76305 TIMBERCREEK BLVD, YULEE	BLD DATE 02/07/2008	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	0	0	807.00	SF	5.20	5.20	100	2007	2007	3	89	3,735	
3	0855	CONC PAVER	0	0	27	81.00	SF	10.00	10.00	100	2007	2007	3	89	721	
4	0462	ST/AL FNC	0	0	0	228.00	SF	10.00	10.00	100	2007	2007	3	52	1,186	
5	0855	CONC PAVER	0	0	3	9.00	SF	10.00	10.00	100	2007	2007	3	89	80	

TOTAL OB/XF										7,562						
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
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										300,046					
TOTAL MARKET OB/XF VALUE										7,562					
TOTAL LAND VALUE - MARKET										55,000					
TOTAL MARKET VALUE										362,608					
SOH/AGL Deduction										32,987					
ASSESSED VALUE										329,621					
TOTAL EXEMPTION VALUE										0					
BASE TAXABLE VALUE										329,621					
TOTAL JUST VALUE										362,608					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										303,734					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12857	MECH OTHER	0	04/01/2007
E18913	ELEC OTHER	2,000	03/01/2007
C19489	CO ISSUED	236,346	02/01/2007
R10117	REPAIR/RRF	3,900	02/01/2007
B19489	NEW CONSTR	236,346	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1569/0661	6/02/2008	WD	Q	I		260,000	
GRANTOR: STANDARD PACIFIC OF J							
GRANTEE: MURPHY DANIEL & SHA							
1487/1246	3/26/2007	WD	U	V	19	196,000	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: STANDARD PACIFIC OF							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W24 FOP=[YR=2007] W19 S12 E10 N5 U3 R3 E6 N4\$ S4 W6 D3 L3 S5 W10 N12 W17 S48 E11 S2 E10 FOP=[YR=2007] S8 S3 E11 N5 W3 N3 W6 S5 W2\$ E2 N5 E6 S3 E11 AOF=[YR=2007] E15 E20 N26 W11 S6 W9 S12\$ N12 E9 N6 E11 N30\$ PTR= E15 FUS=[YR=2007] E16 S16 E3 S14 W19 N30\$ W15\$.									