

LOT 116
IN OR 1551/1926
TIMBER CREEK PLANTATION #2

ROZELL GERALD L & GAIL M
76321 TIMBER CREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2051-0116-0000



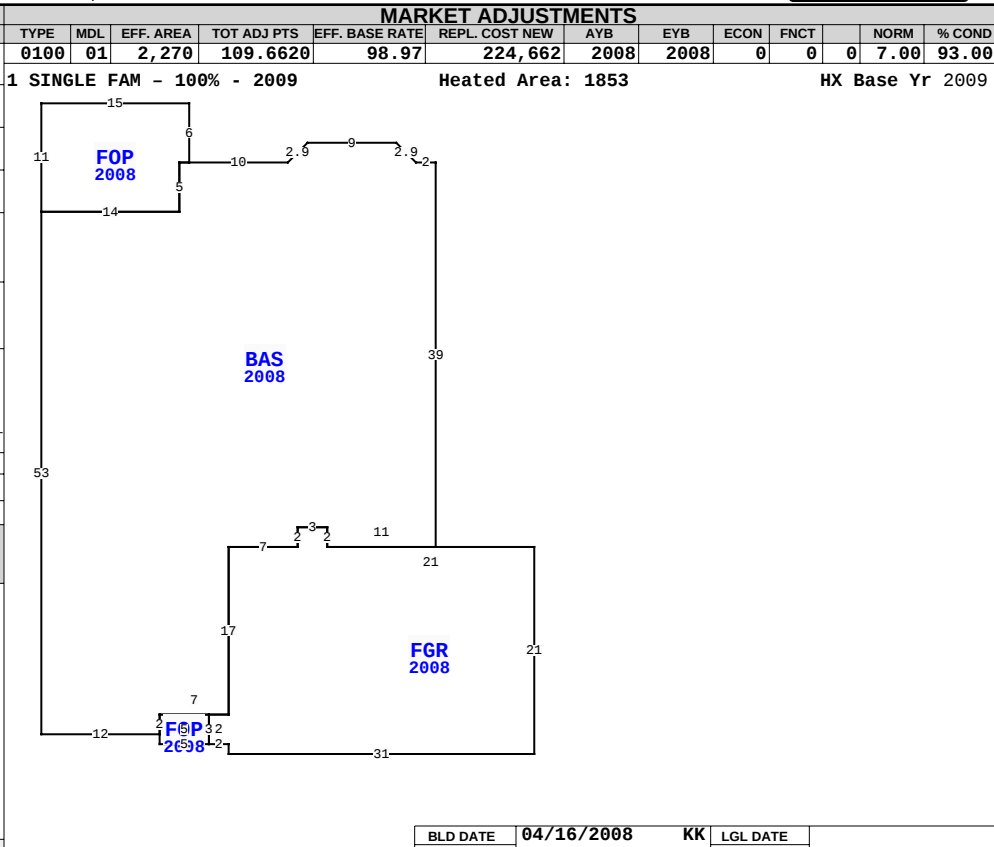
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,853	100	1,853	170,554
FGR	663	55	365	33,595
FOP	15	30	4	368
FOP	160	30	48	4,418
TOTALS	2,691		2,270	208,936

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,358.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	

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		0.00	0.00	1.00	LT	



76321 TIMBERCREEK BLVD, YULEE	BLD DATE 04/16/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
6,582											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,936	
TOTAL MARKET OB/XF VALUE		6,582	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		270,518	
SOH/AGL Deduction		113,931	
ASSESSED VALUE		156,587	
TOTAL EXEMPTION VALUE		HX HB SX	100,000
BASE TAXABLE VALUE		56,587	
TOTAL JUST VALUE		270,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12832	OTHER	0	11/01/2007
E20108	ELEC OTHER	1,500	10/01/2007
M13363	MECH OTHER	0	10/01/2007
C20449	CO ISSUED	176,088	08/01/2007
B20449	NEW CONSTR	176,088	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1551/1926	2/21/2008	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					SALE PRICE 215,100
GRANTEE: ROZELL GERALD L & G					
1511/1057	7/10/2007	WD	U	V	19
GRANTOR: TIMBER CREEK LLC					
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W2 U2 L2 W9 D2 L2 W10 FOP=[YR=2008] N6 W15 S11 E14 N5 E1\$ W1 S5 W14 S53 E12 FOP=[YR=2008] S1 E5 FGR=[YR=2008] E2 S1 E31 N21 W21 N2 W3 S2 W7 S17 W2 S3\$ N3 W5 S2\$ N2 E7 N17 E7 N2 E3 S2 E11 N39\$.											