LOT 118
IN OR 1842/1666
TIMBER CREEK PLANTATION #2

WYNS DAVID
76351 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2051-0118-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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

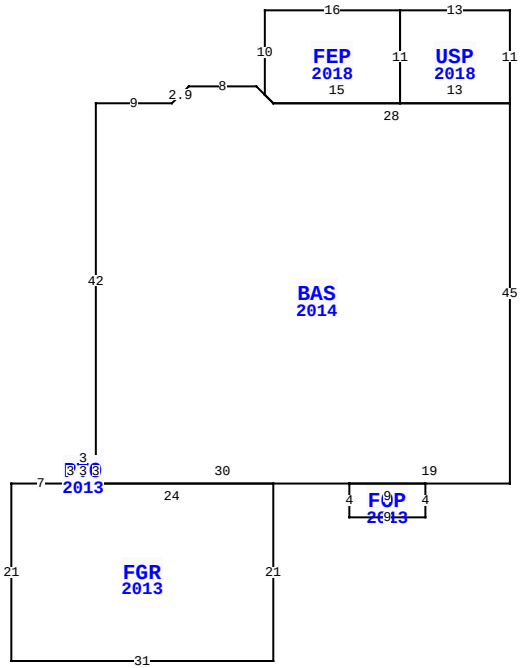
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	211,723
FEP	176	80	141	13,417
FGR	651	55	358	34,066
FOP	36	30	11	1,047
PTO	9	5	0	0
USP	143	30	43	4,092
TOTALS	3,240		2,778	264,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	110.4000	99.64	276,800	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2014 Heated Area: 2225 HX Base Yr 2014



76351 TIMBERCREEK BLVD, YULEE

BLD DATE		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		264,344
TOTAL MARKET OB/XF VALUE		7,010
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		326,354
SOH/AGL Deduction		112,980
ASSESSED VALUE		213,374
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		158,374
TOTAL JUST VALUE		326,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004508	ADDITION	16,368	08/01/2017
B1226641	CO ISSUED	0	02/21/2013
E1325719	NEW CONSTR	0	01/01/2013
M1317831	H/AC	0	01/01/2013
P1216240	PLUMBING	0	12/01/2012
B1226642	NEW CONSTR	260,081	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1842/1666	2/15/2013	WD	Q	I	01	214,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WYNS DAVID & JEANNA						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W13 FEP=[YR=2018] W16 S10 BAS=[YR=2014] L1 U1 W8 D2 L2 W9 S42 PTO=[YR=2013] W3 S3 FGR=[YR=2013] W7 S21 E31 N21 W24$ E3 N3$ S3 E30 FOP=[YR=2013] S4 E9 N4 W9$ E19 N45 W28 U1 L1 $ D1 R1 E15 N11$ S11 E13 N11$.

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	100	0	0	1,419.00	SF	5.20	5.20	100	2013	2013	3	95	7,010	

LAND DESCRIPTION

TOTAL OB/XF 7,010

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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS