LOT 119
IN OR 2193/979
TIMBER CREEK PLANTATION #2

POOLE JAMES C & LAUREN A
76367 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2051-0119-0000

BUILDING CHARACTERISTICS

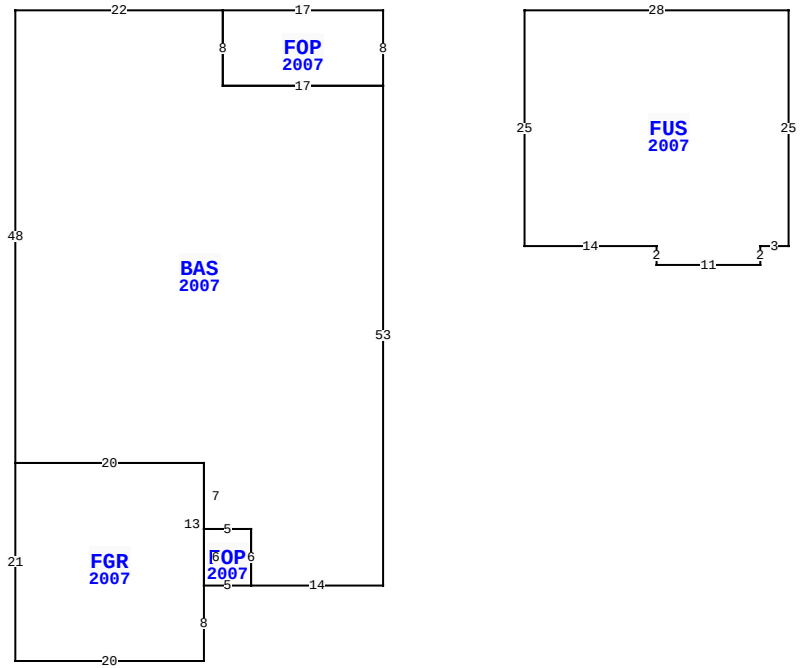
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
BAS	1,953	100	1,953	164,599
FGR	420	55	231	19,469
FOP	30	30	9	759
FOP	136	30	41	3,456
FUS	722	100	722	60,850
TOTALS	3,261		2,956	249,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	100.5800	90.77	268,316	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2675 HX Base Yr 2019



76367 TIMBERCREEK BLVD, YULEE

BLD DATE	01/24/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,131
TOTAL MARKET OB/XF VALUE		4,187
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,318
SOH/AGL Deduction		92,465
ASSESSED VALUE		215,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,853
TOTAL JUST VALUE		308,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12919	MECH OTHER	0	05/01/2007
E18915	ELEC OTHER	2,000	03/01/2007
C19514	CO ISSUED	0	02/01/2007
R10131	REPAIR/RRF	3,900	02/01/2007
B19514	NEW CONSTR	228,426	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0979	4/30/2018	TD	Q	I	01	240,000
GRANTOR: SAGE MARVILENE M LIVI						
GRANTEE: POOLE JAMES C & LAU						
1766/1493	11/22/2011	WD	U	I	11	100
GRANTOR: SAGE MARVILENE M						
GRANTEE: SAGE MARVILENE M TR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W17 BAS=[YR=2007] W22 S48 FGR=[YR=2007] S21 E20 N8 FOP=[YR=2007] E5 N6 W5 S6$ N13 W20$ E20 S7 E5 S6 E14 N53 W17 N8$ S8 E17 N8$ PTR=E15 FUS=[YR=2007] E28 S25 W3 S2 W11 N2 W14 N25$ W15$.

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	818.00	SF	5.20	5.20	100	2007	2007	3	89	3,786	
2	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2007	2007	3	89	401	

LAND DESCRIPTION

TOTAL OB/XF 4,187

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 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