

LOT 120
IN OR 2235/474
TIMBER CREEK PLANTATION #2

BRADLEY BRITTANY
76383 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2051-0120-0000



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	08	SHT VINYL 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	1,591	100	1,591	143,953
FGR	429	55	236	21,353
FOP	65	30	20	1,810
FSP	180	40	72	6,515
TOTALS	2,265		1,919	173,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	844.00	SF	5.20	
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,919	107.8000	97.29	186,700	2008	2008	0	0	0	7.00	93.00	

1 SINGLE FAM - 100% - 2021

BLD DATE	08/19/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
7,679													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		173,631	
TOTAL MARKET OB/XF VALUE		7,679	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		236,310	
SOH/AGL Deduction		55,318	
ASSESSED VALUE		180,992	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		125,992	
TOTAL JUST VALUE		236,310	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21767	ADDITION	2,000	08/01/2008
E20992	ELEC OTHER	1,500	07/01/2008
M13956	MECH OTHER	0	07/01/2008
C21538	CO ISSUED	0	06/01/2008
R11340	REPAIR/RRF	2,000	06/01/2008
B21538	NEW CONSTR	150,678	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2235/0474	11/01/2018	WD	Q	I	01
GRANTOR: CRAVEN LORIE J					
GRANTEE: BRADLEY BRITTANY					
1583/1191	9/03/2008	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: CRAVEN LORIE J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W20 FSP=[YR=2008] N10 W18 S10 E18\$ W18 S38 FOP=[YR=2008] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2008] S7 E21 N23 W3 S3 W18 S13\$ N13 E18 N3 E3 N35\$.									