LOT 121
TIMBER CREEK PLANTATION #2
PB 7/165

THIGPIN CHRISTOPHER
76399 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2051-0121-0000

BUILDING CHARACTERISTICS

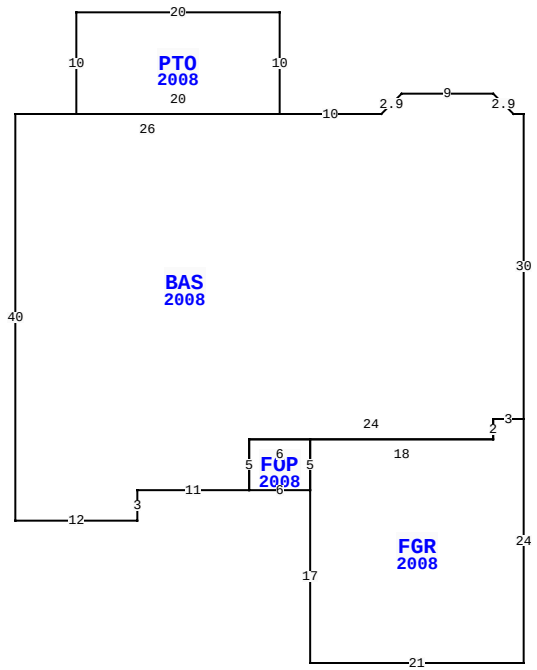
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,767	100	1,767	164,790
FGR	468	55	257	23,967
FOP	30	30	9	840
PTO	200	5	10	933
TOTALS	2,465		2,043	190,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	110.6420	99.85	203,994	2008	2008	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1767 HX Base Yr 2023



76399 TIMBERCREEK BLVD, YULEE

BLD DATE	04/16/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,530
TOTAL MARKET OB/XF VALUE		4,502
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		250,032
SOH/AGL Deduction		0
ASSESSED VALUE		250,032
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,032
TOTAL JUST VALUE		250,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21084	CO ISSUED	144,210	02/01/2008
R11034	REPAIR/RRF	2,000	02/01/2008
M13644	MECH OTHER	0	02/01/2008
P13042	OTHER	0	02/01/2008
B21084	NEW CONSTR	144,210	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0688	8/31/2020	WD	Q	I	01	234,900
GRANTOR: STATLER JASON MICHAEL						
GRANTEE: THIGPIN CHRISTOPHER						
1757/0075	9/23/2011	QC	U	I	11	100
GRANTOR: STATLER SANDRA						
GRANTEE: STATLER JASON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W1 U2 L2 W9 D2 L2 W10 PTO=[YR=2008] N10 W20 S10 E20$ W26 S40 E12 N3 E11 FOP=[YR=2008] E6 FGR=[YR=2008] S17 E21 N24 W3 S2 W18 S5$ N5 W6 S5$ N5 E24 N2 E3 N30 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	2008	2008	3	90	4,081	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2008	2008	3	90	421	

LAND DESCRIPTION

TOTAL OB/XF 4,502

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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