LOT 125
IN OR 2545/631
TIMBER CREEK PLANTATION #2

LE HUNG/HUANG ZENGZHEN
86332 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

11-2N-26-2051-0125-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

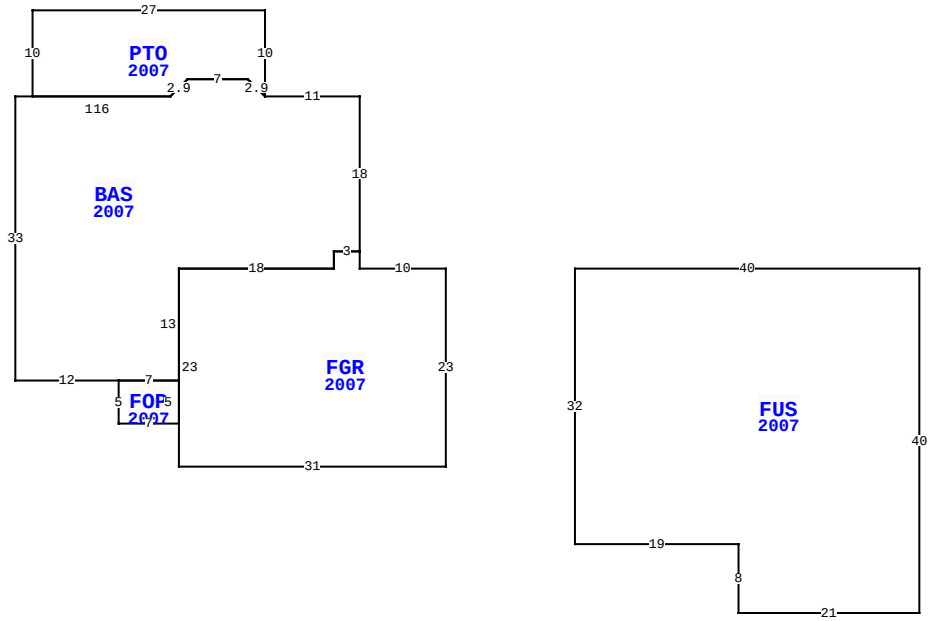
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1,059	88,916
FGR	719	55	395	33,165
FOP	35	30	10	840
FUS	1,448	100	1,448	121,577
PTO	252	5	13	1,092
TOTALS	3,513		2,925	245,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,925	100.5800	90.77	265,502	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2507 HX Base Yr



76437 TIMBERCREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,589
TOTAL MARKET OB/XF VALUE	5,334
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	305,923
SOH/AGL Deduction	0
ASSESSED VALUE	305,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,923
TOTAL JUST VALUE	305,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12196	MECH OTHER	0	10/01/2006
R09753	REPAIR/RRF	2,000	09/01/2006
C18569	CO ISSUED	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0631	2/22/2022	SW	Q	I	01	295,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: LE HUNG & ZENGZHEN						
2521/0807	12/13/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES OF AM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W10 N2 BAS=[YR=2007] N18 W11 PTO=[YR=2007] N10 W27 S10 E16 U2 R2 E7 D2 R2 $ U2 L2 W7 D2 L2 W18 S33 E12 FOP=[YR=2007] S5 E7 N5 W7$ E7 N13 E18 N2 E3$ W3 S2 W18 S23 E31 N23$ PTR=E15 FUS=[YR=2007] E40 S40 W21 N8 W19 N32$ 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	0812	CONCRETE C	0	0	0	0	1,430.00	SF	4.00	4.00	100	2007	2007	3	89	5,091	
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2007	2007	3	89	243	

LAND DESCRIPTION

TOTAL OB/XF 5,334

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS