

MESKIMEN MATHEW D & JESSICA
76402 TIMBER CREEK BLVD
YULEE, FL 32097

11-2N-26-2051-0127-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1603

WD FR STUC 100
GABLE/HIP 100

Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type

030514080304

COMP SHNGL 100
DRYWALL 100
CARPET 70
SHT VINYL 30
CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

5 100
3.5 100
WOOD FRAME 100

Stories
Units
Occupancy

00

2. 2. 100
0 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5005.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREAMARKET VALUE

BAS
FGR
FOP
FUS
PTO
PTO

1,687
651
108
1,792
9
210

100
55
30
100
5
5

1,687
358
32
1,792
0
10

136,885
29,049
2,596
145,404
0
811

TOTALS

4,457

3,879

314,746

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,567.00SF4.004.00100200720073895,579

20810CONCRETE A010028384.00SF6.506.5010020072007389486

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE

02/01/2018

BY

KBX

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,87997.200087.72340,26620072007007.5092.50

1 SINGLE FAM - 100% - 2020Heated Area: 3479HX Base Yr 2020

PTO
2007

BAS
2007

FGR
2007

FUP
2007

FUS
2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE314,746

TOTAL MARKET OB/XF VALUE6,065

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE375,811

SOH/AGL Deduction91,116

ASSESSED VALUE284,695

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE234,695

TOTAL JUST VALUE375,811

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE316,362

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2273/07805/02/2019WDQI02310,000

GRANTOR: PEDERSEN APOLLO SCOTT

GRANTEE: MESKIMEN MATHEW D &

2148/06319/25/2017QCUI11100

GRANTOR: PEDERSEN LAURA ANN

GRANTEE: PEDERSEN APOLLO SCO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 N5 W1 PTO=[YR=2007] N10 W21 S10 E21\$ W31 S32 FGR=[YR=2007] W5 PTO=[YR=2007] N3 W3 S3 E3\$ W5 S21 E10 S2 E21 N10 FOP=[YR=2007] E18 N6 W18 S6\$ N11 W21 N2\$ S2 E21 S5 E27 N34\$ PTR=E15 FUS=[YR=2007] E32 S5 E16 S34 W48 N39\$ W15\$.