LOT 3
IN OR 1957/168
TIMBER CREEK PLANTATION #3

O'BRYAN MICHELLE & STEPHEN II
76565 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

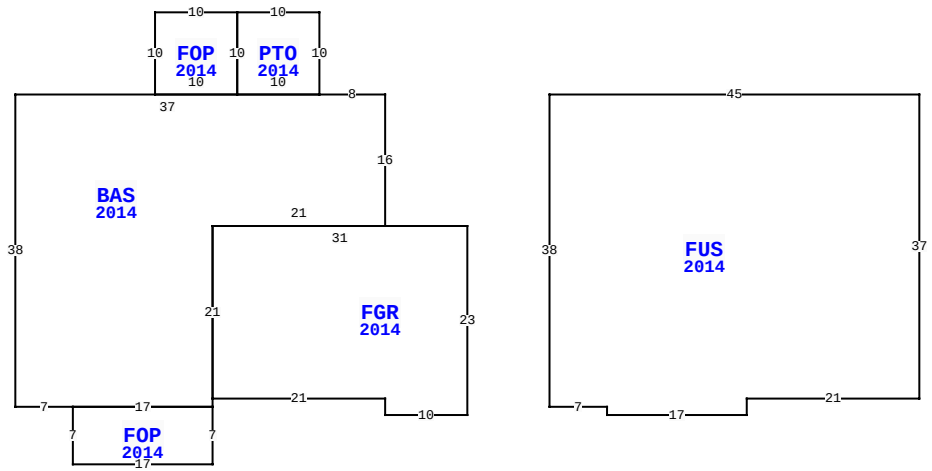
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	106,944
FGR	671	55	369	31,621
FOP	100	30	30	2,571
FOP	119	30	36	3,085
FUS	1,706	100	1,706	146,191
PTO	100	5	5	429
TOTALS	3,944		3,394	290,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,394	98.8080	89.17	302,643	2014	2014	0	0	0	3.90	96.10

1 SINGLE FAM – 100% - 2016 Heated Area: 2954 HX Base Yr 2016



76565 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,840
TOTAL MARKET OB/XF VALUE		7,634
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,474
SOH/AGL Deduction		122,391
ASSESSED VALUE		231,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,083
TOTAL JUST VALUE		353,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429296	CO ISSUED	0	01/28/2015
B1429296	NEW CONSTR	344,298	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/0168	1/08/2015	SW	Q	I	01	228,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: O'BRYAN MICHELLE &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 PTO=[YR=2014] N10 W10 FOP=[YR=2014] W10 S10 E10 N10$ S10 E10$ W37 S38 E7 FOP=[YR=2014] S7 E17 N7 W17$ E17 N1 FGR=[YR=2014] E21 S2 E10 N23 W31 S21$ N21 E21 N16$ PTR=E20 FUS=[YR=2014] E45 S37 W21 S2 W17 N1 W7 N38$ W20$.

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	100	0	0	2,009.00	SF	4.00	4.00	100	2014	2014	3	95	7,634	

LAND DESCRIPTION

TOTAL OB/XF 7,634

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	000134	C	SFR POND	100			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