

LOT 4
IN OR 1979/1086
TIMBER CREEK PLANTATION #3

LIND KYLE JAMES & CANDICE ANNALOUISE
76573 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,201	100	1,201	105,006
FGR	683	55	376	32,875
FOP	200	30	60	5,246
FOP	204	30	61	5,333
FUS	1,320	100	1,320	115,410

TOTALS	3,608		3,018	263,870
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00
4	0810	CONCRETE A	0	100	0	0	1,850.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00

REVIEW DATE	02/01/2018	BY	KBX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,018	101.0160	91.17	275,151	2013	2013	0	0	0	4.10	95.90
1 SINGLE FAM - 100% - 2023												
Heated Area: 2521												
HX Base Yr 2023												

76573 TIMBERCREEK BLVD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	2013	2013	3	95	1,297	
2	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	100	2013	2013	3	95	3,078	
3	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2013	2013	3	75	2,340	
4	0810	CONCRETE A	0	100	0	0	1,850.00	SF	6.50	6.50	100	2015	2015	3	96	11,544	

TOTAL OB/XF												
18,259												

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,870	
TOTAL MARKET OB/XF VALUE		18,259	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		337,129	
SOH/AGL Deduction		0	
ASSESSED VALUE		337,129	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		287,129	
TOTAL JUST VALUE		337,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327088	CO ISSUED	0	05/12/2015
B1327088	CO ISSUED	0	07/02/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1979/1086	5/12/2015	SW	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: LIND KYLE JAMES & C					
1731/1512	3/31/2011	WD	U	I	30
GRANTOR: TIMBER CREEK II LLC					
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2013] W20 S10 BAS=[YR=2013] W8 N4 W12 S24									
FGR=[YR=2015] W10 S20 E10 S3 E20 FOP=[YR=2013] S6 E20 N6 W13									
N14 W6 S14 W1\$ E1 N23 W21\$ E21 S9 E6 S14 E13 N43 W20\$ E20									
N10\$ PTR=E15 FUS=[YR=2013] E40 S33 W40 N33\$ W15\$.									