LOT 6
TIMBER CREEK PLANTATION #3
PB 7/302

ALLEN AARON D
76589 TIMBERCREEK BLVD
YULEE, FL 32097

**2023**

**11-2N-26-2052-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

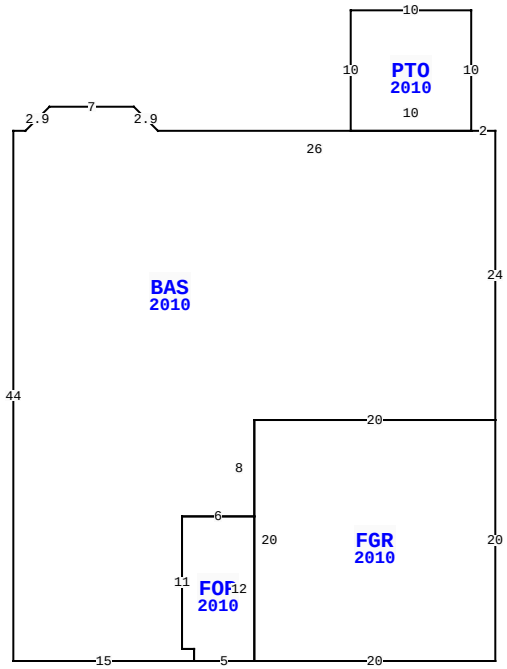
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1,307 | 100 | 1,307 | 122,331 |
| FGR | 400 | 55 | 220 | 20,592 |
| FOP | 71 | 30 | 21 | 1,966 |
| PTO | 100 | 5 | 5 | 468 |
| TOTALS | 1,878 | | 1,553 | 145,356 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,553 | 113.2200 | 102.18 | 158,686 | 2010 | 2010 | 0 | 0 | 0 | 8.40 | 91.60 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1307 HX Base Yr 2020




76589 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 | | 145,356 |
| TOTAL MARKET OB/XF VALUE | | 3,798 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 204,154 |
| SOH/AGL Deduction | | 55,415 |
| ASSESSED VALUE | | 148,739 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 98,739 |
| TOTAL JUST VALUE | | 204,154 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 173,829 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23673 | CO ISSUED | 0 | 08/01/2010 |
| E22761 | NEW CONSTR | 0 | 07/01/2010 |
| M15476 | H/AC | 0 | 07/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2285/1550 | 6/28/2019 | WD | Q | I | 01 | 197,000 |
| GRANTOR: HEAD HORACE H & JENNI | | | | | | |
| GRANTEE: ALLEN AARON D | | | | | | |
| 1871/0886 | 7/08/2013 | SW | Q | I | 02 | 143,500 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: HEAD HORACE H & JEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W2 PTO=[YR=2010] N10 W10 S10 E10$ W26 U2 L2 W7 D2 L2 W1 S44 E15 FOP=[YR=2010] E5 FGR=[YR=2010] E20 N20 W20 S20$ N12 W6 S11 E1 S1$ N1 W1 N11 E6 N8 E20 N24$.

## 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 | 1,032.00 | SF | 4.00 | 4.00 | 100 | 2010 | 2010 | 3 | 92 | 3,798 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,798

| 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 | 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