

LOT 8
TIMBER CREEK PLANTATION #3
PB 7/302

ZIRBEL MICAH LESTER DANIEL & JACINDA MARIE
76605 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0008-0000



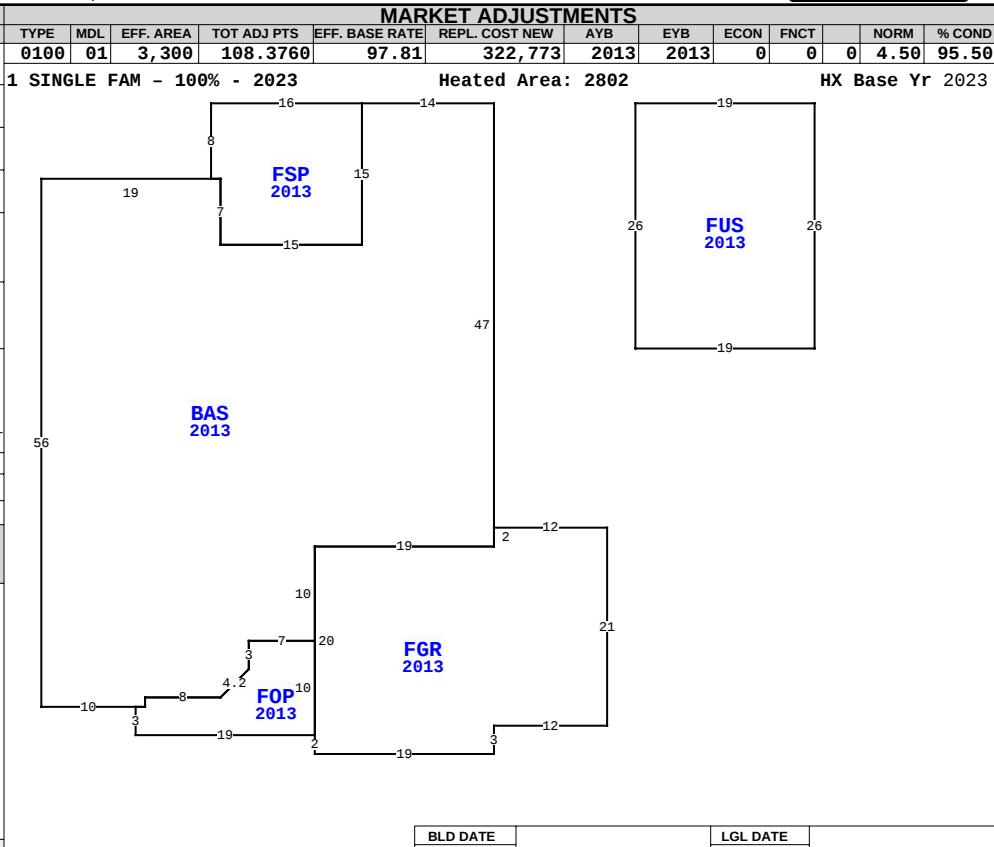
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2,308	215,586
FGR	670	55	368	34,374
FOP	122	30	37	3,456
FSP	233	40	93	8,687
FUS	494	100	494	46,144
TOTALS	3,827		3,300	308,248

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,917.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	

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



76605 TIMBERCREEK BLVD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
14,150											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										308,248	
TOTAL MARKET OB/XF VALUE										14,150	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										377,398	
SOH/AGL Deduction										0	
ASSESSED VALUE										377,398	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										322,398	
TOTAL JUST VALUE										377,398	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										314,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226726	CO ISSUED	0	08/22/2013
B1327491	REPAIR/RRF	1,700	07/01/2013
B1226726	NEW CONSTR	327,564	12/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/1950	2/20/2022	WD	Q	I	01	465,000	
GRANTOR:WEBB BRYAN K & DONNA							
GRANTEE:ZIRBEL MICAH LESTER							
1874/1494	8/16/2013	WD	Q	I	02	225,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:WEBB BRYAN K & DONN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W14 FSP=[YR=2013] W16 S8 E1 S7 E15 N15\$ S15 W15 N7 W19 S56 E10 FOP=[YR=2013] S3 E19 FGR=[YR=2013] S2 E19 N3 E12 N21 W12 S2 W19 S20\$ N10 W7 S3 L3 D3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N10 E19 N47\$ PTR= E15 FUS=[YR=2013] E19 S26 W19 N26\$ W15\$.											