LOT 14
TIMBER CREEK PLANTATION #3
PB 7/302

ADAMS CHARLES E III/COLSEN SARAH E
76645 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0014-0000

BUILDING CHARACTERISTICS

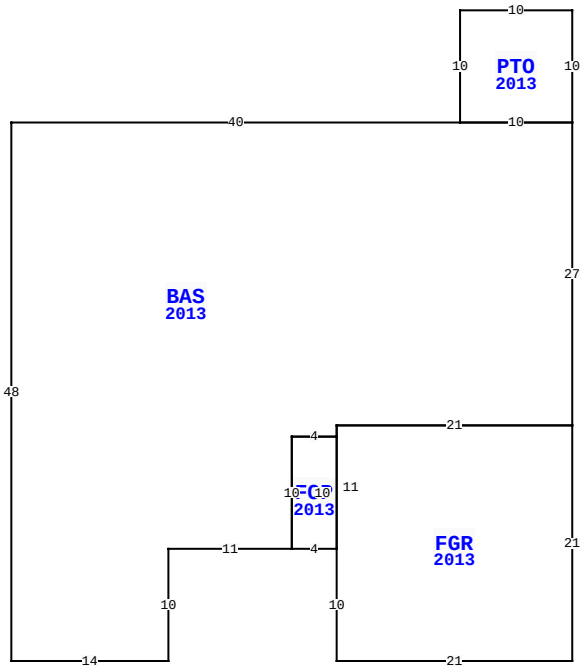
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,769	100	1,769	161,453
FGR	441	55	243	22,178
FOP	40	30	12	1,095
PTO	100	5	5	456
TOTALS	2,350		2,029	185,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	105.4480	95.17	193,100	2013	2013	0	0	0	4.10	95.90

1 SINGLE FAM – 0% - 0 Heated Area: 1769 HX Base Yr



76645 TIMBERCREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,183
TOTAL MARKET OB/XF VALUE	6,725
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,908
SOH/AGL Deduction	37,475
ASSESSED VALUE	209,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,433
TOTAL JUST VALUE	246,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327317	CO ISSUED	0	01/31/2014
B1327317	NEW CONSTR	210,102	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/0103	7/19/2019	WD	Q	I	01	230,000
GRANTOR: OAKES JAMES WAYNE						
GRANTEE: ADAMS CHARLES E III						
2002/0582	5/08/2015	WD	Q	I	01	178,900
GRANTOR: O'BRIEN MICHAEL P & A						
GRANTEE: OAKES JAMES WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] N10 W10 S10 BAS=[YR=2013] W40 S48 E14 N10 E11 FOP=[YR=2013] E4 FGR=[YR=2013] S10 E21 N21 W21 S11$ N10 W4 S10$ N10 E4 N1 E21 N27 W10$ E10$.

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	0810	CONCRETE A	0	0	0	0	1,089.00	SF	6.50	6.50	100	2013	2013	3	95	6,725	

LAND DESCRIPTION

TOTAL OB/XF 6,725

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	0	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