LOT 16
IN OR 1790/1606
TIMBER CREEK PLANTATION #3

AIKEN DEVEN L
PSC 808 BOX 1408
FPO, AE 09618

2023

11-2N-26-2052-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

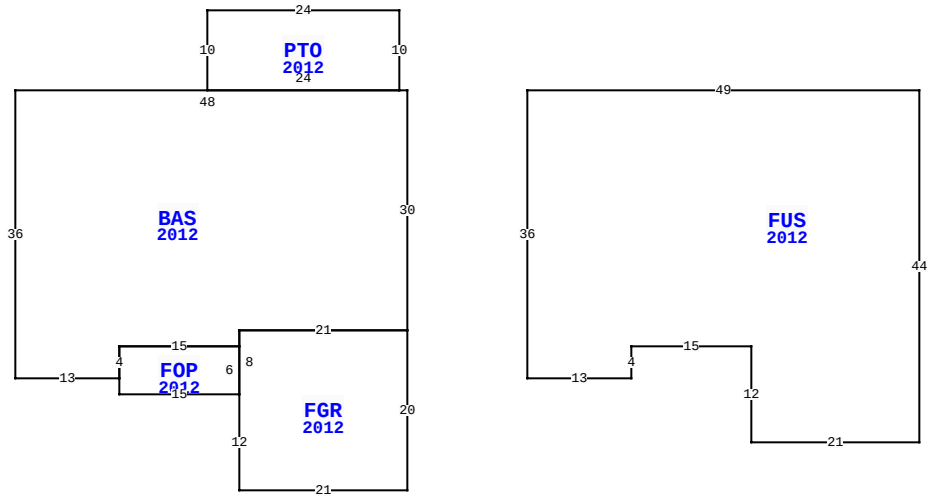
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,578	100	1,578	125,756
FGR	420	55	231	18,409
FOP	90	30	27	2,152
FUS	1,872	100	1,872	149,187
PTO	240	5	12	956
TOTALS	4,200		3,720	296,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,720	92.6100	83.58	310,918	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2013 Heated Area: 3450 HX Base Yr 2013



76659 TIMBERCREEK BLVD, YULEE

BLD DATE	08/01/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,460
TOTAL MARKET OB/XF VALUE		4,413
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,873
SOH/AGL Deduction		150,778
ASSESSED VALUE		205,095
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		155,095
TOTAL JUST VALUE		355,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25629	CO ISSUED	0	04/20/2012
E24822	NEW CONSTR	0	03/01/2012
B25629	NEW CONSTR	369,488	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1606	4/24/2012	WD	Q	I	01	198,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: AIKEN DEVEN L						
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=2012] W1 PTO=[YR=2012] N10 W24 S10 E24$ W48 S36 E13 FOP=[YR=2012] S2 E15 FGR=[YR=2012] S12 E21 N20 W21 S8$ N6 W15 S4$ N4 E15 N2 E21 N30$ PTR= E15 FUS=[YR=2012] E49 S44 W21 N12 W15 S4 W13 N36$ W15$.

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	1,076.00	SF	4.00	4.00	100	2012	2012	3	94	4,046	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	94	367	

LAND DESCRIPTION

TOTAL OB/XF 4,413

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	000100	C	SFR	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