LOT 18
IN OR 1933/718
TIMBER CREEK PLANTATION #3

ALDRED RUSSELL M JR & KRISTINA
76677 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0018-0000

BUILDING CHARACTERISTICS

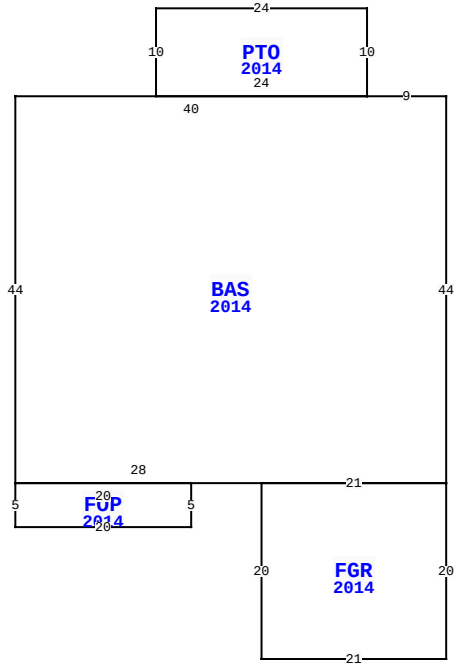
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,156	100	2,156	201,832
FGR	420	55	231	21,624
FOP	100	30	30	2,808
PTO	240	5	12	1,123
TOTALS	2,916		2,429	227,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	107.6040	97.11	235,880	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2015 Heated Area: 2156 HX Base Yr 2015



76677 TIMBERCREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,388
TOTAL MARKET OB/XF VALUE		5,987
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		288,375
SOH/AGL Deduction		102,991
ASSESSED VALUE		185,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,384
TOTAL JUST VALUE		288,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327785	NEW CONSTR	264,276	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0718	8/20/2014	SW	Q	I	01	188,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ALDRED RUSSELL M JR						
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=2014] W9 PTO=[YR=2014] N10 W24 S10 E24$ W40 S44
FOP=[YR=2014] S5 E20 N5 W20$ E28 FGR=[YR=2014] S20 E21 N20
W21$ E21 N44$.

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	0811	CONCRETE B	0	100	0	0	1,212.00	SF	5.20	5.20	100	2014	2014	3	95	5,987	

LAND DESCRIPTION

TOTAL OB/XF 5,987

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			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