

LOT 19
IN OR 1881/337
TIMBER CREEK PLANTATION #3

HUMPHRIES TIMOTHY & MARY
76685 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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		

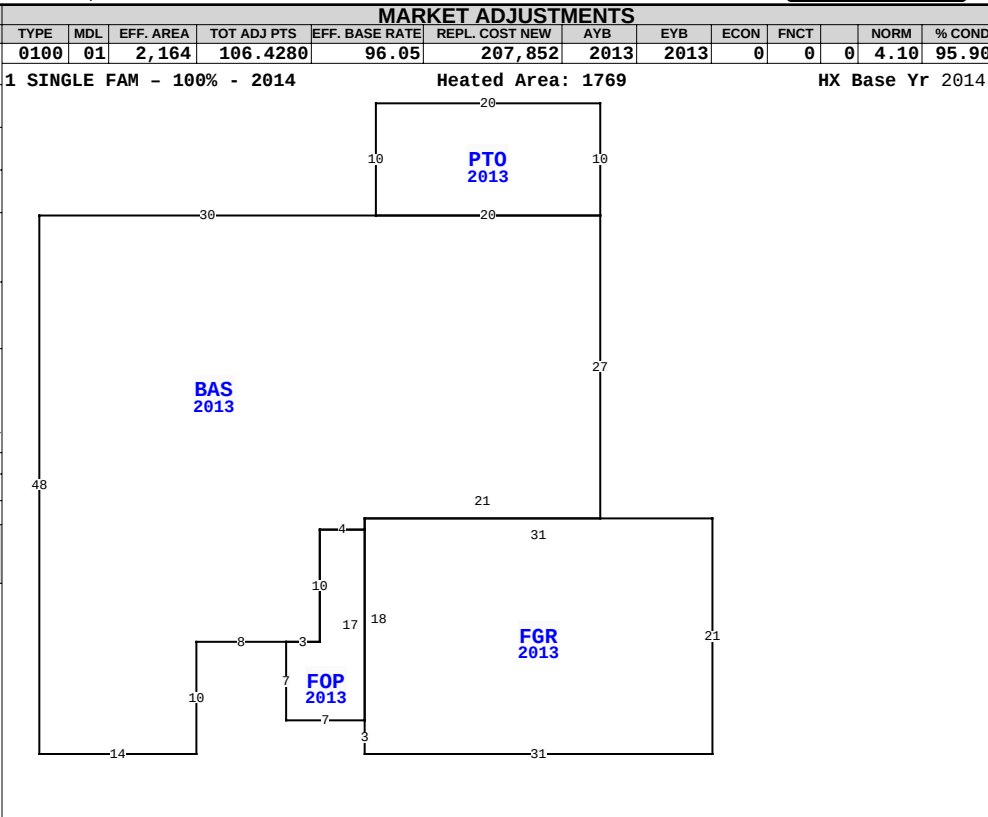
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	162,946
FGR	651	55	358	32,976
FOP	89	30	27	2,487
PTO	200	5	10	922

TOTALS	2,709		2,164	199,330
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	1,837.00	SF	5.20	5.20
2	0861	POOL GUNIT	0	100	0	0	376.00	SF	85.00	85.00
3	0855	CONC PAVER	0	100	0	0	392.00	SF	10.00	10.00
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT

REVIEW DATE	07/13/2022	BY	TWWW
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76685 TIMBERCREEK BLVD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2013	2013	3	95	9,075	
100	2022	2022	3	100	31,960	
100	2022	2022	3	100	3,920	
100	2022	2022	3	100	2,000	

TOTAL OB/XF										
46,955										

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
PAGE 1 of 1										
4										
STANDARD										
VALUATION BY										
Tax Group: 4 Tax Dist:										
BUILDING MARKET VALUE										
TOTAL MARKET OB/XF VALUE										
TOTAL LAND VALUE - MARKET										
TOTAL MARKET VALUE										
SOH/AGL Deduction										
ASSESSED VALUE										
TOTAL EXEMPTION VALUE										
BASE TAXABLE VALUE										
TOTAL JUST VALUE										
NCON VALUE										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013730	SWIM POOL	57,699	10/07/2021
B1327336	CO ISSUED	0	09/19/2013
B1327336	NEW CONSTR	217,373	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1881/0337	9/23/2013	SW	Q	I	01	178,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HUMPHRIES TIMOTHY &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES										
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BUILDING DIMENSIONS										
PTO=[YR=2013] W20 S10 BAS=[YR=2013] W30 S48 E14 N10 E8										
FOP=[YR=2013] S7 E7 FGR=[YR=2013] S3 E31 N21 W31 S18\$ N17 W4										
S10 W3\$ E3 N10 E4 N1 E21 N27 W20\$ E20 N10\$.										