LOT 20
IN OR 1920/1013
TIMBER CREEK PLANTATION #3

BEMBRY LASHONDA C
76693 TIMBERCREEK BLVD
YULEE, FL 32097

**2023**

**11-2N-26-2052-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

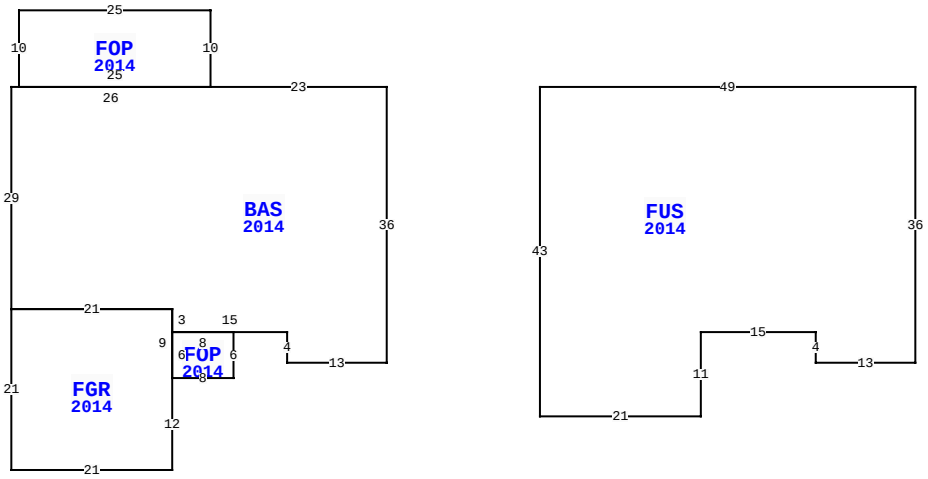
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 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 | 1,557 | 100 | 1,557 | 127,521 |
| FGR | 441 | 55 | 243 | 19,902 |
| FOP | 48 | 30 | 14 | 1,146 |
| FOP | 250 | 30 | 75 | 6,143 |
| FUS | 1,851 | 100 | 1,851 | 151,600 |
| TOTALS | 4,147 | | 3,740 | 306,311 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,740 | 94.1400 | 84.96 | 317,750 | 2014 | 2014 | 0 | 0 | 0 | 3.60 | 96.40 |

1 SINGLE FAM – 100% - 2016 Heated Area: 3408 HX Base Yr 2016




76693 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,311 |
| TOTAL MARKET OB/XF VALUE | | 6,289 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 367,600 |
| SOH/AGL Deduction | | 129,070 |
| ASSESSED VALUE | | 238,530 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 183,530 |
| TOTAL JUST VALUE | | 367,600 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 308,933 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327760 | NEW CONSTR | 395,246 | 10/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1920/1013 | 5/28/2014 | QC | U | I | 11 | 100 |
| GRANTOR: BEMBRY ANTHONY MARION | | | | | | |
| GRANTEE: BEMBRY LASHONDA CHA | | | | | | |
| 1901/0033 | 1/09/2014 | SW | Q | I | 01 | 230,400 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: BEMBRY ANTHONY MARI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W23 FOP=[YR=2014] N10 W25 S10 E25$ W26 S29
FGR=[YR=2014] S21 E21 N12 FOP=[YR=2014] E8 N6 W8 S6$ N9 W21$
E21 S3 E15 S4 E13 N36$ PTR=E20 FUS=[YR=2014] E49 S36 W13 N4
W15 S11 W21 N43$ W20$.

## 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 | 1,273.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 6,289 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,289

| 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