

LOT 21
TIMBER CREEK PLANTATION #3
PB 7/302

DEESE CHERYL J L/E/
76701 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	16	WD FR STUC 100	0100	01	2,085	116.7180	105.34	219,634	2014	2014	0	0	0	4.00	96.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015														Heated Area: 1775										HX Base Yr 2015									
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	11	CLAY TILE 70																																		
Interior Floo	14	CARPET 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	1,775	100	1,775	179,500																																
FGR	420	55	231	23,361																																
FOP	130	30	39	3,944																																
FSP	100	40	40	4,045																																
TOTALS			2,425		2,085	210,849																														
EXTRA FEATURES			76701 TIMBERCREEK BLVD, YULEE																																	
L N	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	1,162.00	SF	5.20	5.20	100	2014	2014	3	95	5,740																				
2	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2021	2021	3	98	28,322																				
3	0855	CONC PAVER	0	100	0	0	672.00	SF	10.00	10.00	100	2021	2021	3	100	6,720																				
4	0476	VF 6 SBPL	0	100	0	0	255.00	LF	32.00	32.00	100	2021	2021	3	99	8,078																				
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297																				
LAND DESCRIPTION			TOTAL OB/XF														49,157																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 03/04/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																				