LOT 26
IN OR 1646/185
TIMBER CREEK PLANTATION #3

LALLI MICHAEL
76562 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

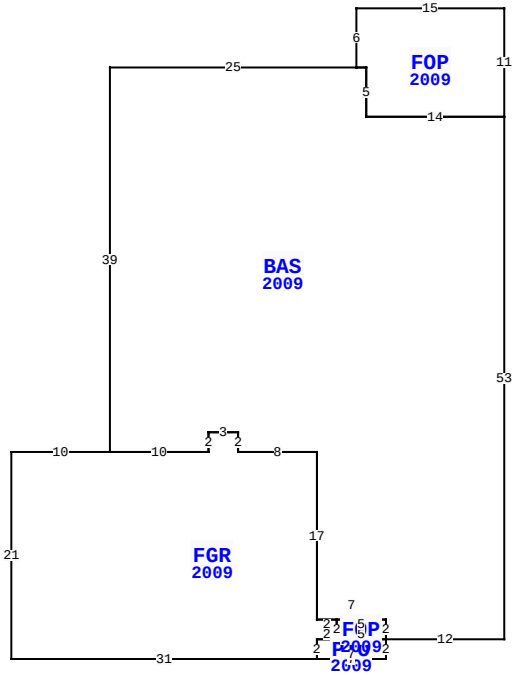
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1,831	177,217
FGR	661	55	364	35,231
FOP	10	30	3	290
FOP	160	30	48	4,646
PTO	14	5	1	96
TOTALS	2,676		2,247	217,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	113.4840	102.42	230,138	2009	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1831 HX Base Yr 2010



76562 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		217,480
TOTAL MARKET OB/XF VALUE		5,553
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,033
SOH/AGL Deduction		118,407
ASSESSED VALUE		159,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,626
TOTAL JUST VALUE		278,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2211187	REPAIR/RRF	12,000	12/01/2022
E22014	ELEC OTHER	1,500	08/01/2009
M14745	MECH OTHER	0	08/01/2009
C0922701	CO ISSUED	0	07/01/2009
P13860	OTHER	0	07/01/2009
B22701	NEW CONSTR	181,170	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1646/0185	10/22/2009	WD	Q	I	01	193,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LALLI MICHAEL						
1626/1516	6/25/2009	WD	U	V	30	45,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W15 S6 BAS=[YR=2009] W25 S39 FGR=[YR=2009] W10 S21 E31 PTO=[YR=2009] E7 N2 FOP=[YR=2009] N2 W5 S2 E5$ W7 S2$ N2 E2 N2 W2 N17 W8 N2 W3 S2 W10$ E10 N2 E3 S2 E8 S17 E7 S2 E12 N53 W14 N5 W1 $ E1 S5 E14 N11$.

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	1,477.00	SF	4.00	4.00	100	2009	2009	3	91	5,376	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2009	2009	3	91	177	

LAND DESCRIPTION

TOTAL OB/XF 5,553

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