LOT 27
IN OR 1879/1038
TIMBER CREEK PLANTATION #3

SEALY ANTHONY J SR & PATRICIA
76570 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0027-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

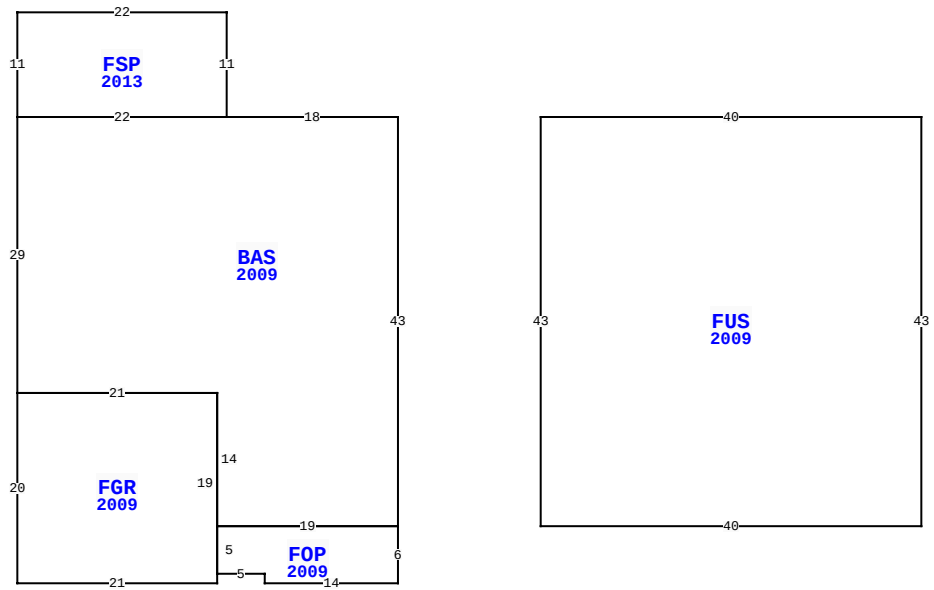
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	119,025
FGR	420	55	231	19,281
FOP	109	30	33	2,755
FSP	242	40	97	8,096
FUS	1,720	100	1,720	143,564
TOTALS	3,917		3,507	292,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,507	98.9100	89.27	313,070	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2010 Heated Area: 3146 HX Base Yr 2010



76570 TIMBERCREEK BLVD, YULEE

BLD DATE	08/03/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,720
TOTAL MARKET OB/XF VALUE		4,094
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,814
SOH/AGL Deduction		143,965
ASSESSED VALUE		207,849
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		152,849
TOTAL JUST VALUE		351,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22335	CO ISSUED	0	06/25/2009
E21693	ELEC OTHER	1,500	03/01/2009
M14441	MECH OTHER	0	03/01/2009
P13706	OTHER	0	03/01/2009
B22335	NEW CONSTR	254,100	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/1038	9/16/2013	SW	U	I	30	100
GRANTOR: SEALY ANTHONY JOSEPH						
GRANTEE: SEALY ANTHONY JOSEP						
1629/1775	6/30/2009	WD	Q	I	01	229,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SEALY ANTHONY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W18 FSP=[YR=2013] N11 W22 S11 E22$ W22 S29 FGR=[YR=2009] S20 E21 N1 FOP=[YR=2009] E5 S1 E14 N6 W19 S5$ N19 W21$ E21 S14 E19 N43$ PTR= E15 FUS=[YR=2009] E40 S43 W40 N43$ W15$.

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	1,076.00	SF	4.00	4.00	100	2009	2009	3	91	3,917	
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 4,094

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