LOT 31
IN OR 1633/1107
TIMBER CREEK PLANTATION #3

MARTINEZ CARLOS JR & ADRIANNA
76602 TIMBER CREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0031-0000

BUILDING CHARACTERISTICS

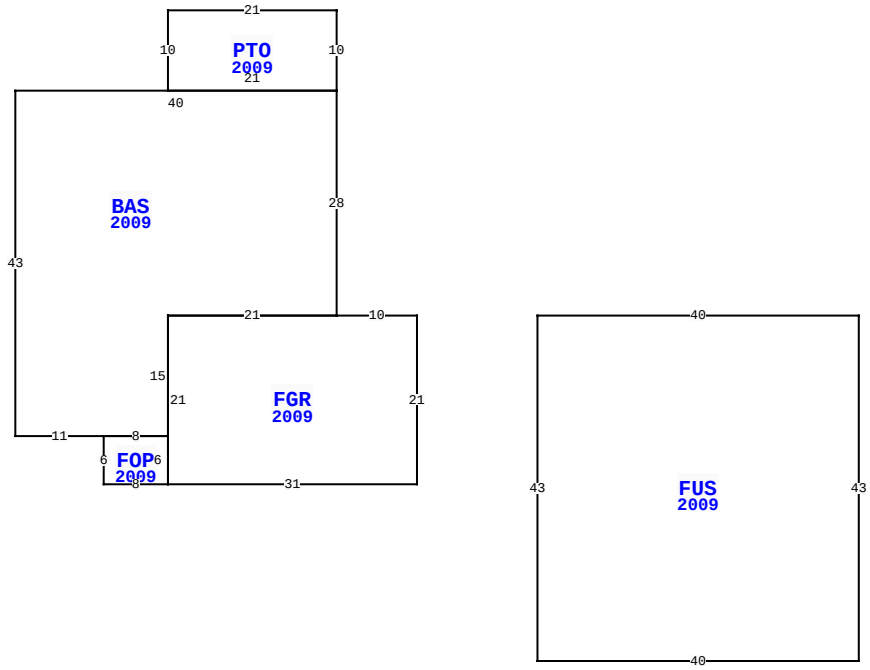
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,405	100	1,405	111,922
FGR	651	55	358	28,518
FOP	48	30	14	1,115
FUS	1,720	100	1,720	137,015
PTO	210	5	10	797
TOTALS	4,034		3,507	279,367

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	94.0500	84.88	297,674	2009	2009	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2012 Heated Area: 3125 HX Base Yr 2012



76602 TIMBERCREEK BLVD, YULEE

BLD DATE	07/21/2009	KK	LGL DATE
XF DATE	07/21/2009	KK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,367
TOTAL MARKET OB/XF VALUE		6,578
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,945
SOH/AGL Deduction		143,108
ASSESSED VALUE		197,837
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		142,837
TOTAL JUST VALUE		340,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23216	XFOB	7,574	01/01/2010
C22389	CO ISSUED	0	07/01/2009
E21756	ELEC OTHER	1,500	04/01/2009
M14505	MECH OTHER	0	04/01/2009
P13718	PLUMBING	0	04/01/2009
R11827	REPAIR/RRF	2,000	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/1107	7/23/2009	WD	Q	I	01	235,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MARTINEZ CARLOS R J						
1590/0755	10/23/2008	WD	U	V	19	210,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W10 BAS=[YR=2009] N28 PTO=[YR=2009] N10 W21 S10 E21$ W40 S43 E11 FOP=[YR=2009] S6 E8 N6 W8$ E8 N15 E21$ W21 S21 E31 N21$ 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	1,768.00	SF	4.00	4.00	100	2009	2009	3	91	6,436	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2009	2009	3	91	142	

LAND DESCRIPTION

TOTAL OB/XF 6,578

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	0003		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