LOT 34
IN OR 2117/918
TIMBER CREEK PLANTATION #3

2017-1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

2023

11-2N-26-2052-0034-0000

BUILDING CHARACTERISTICS

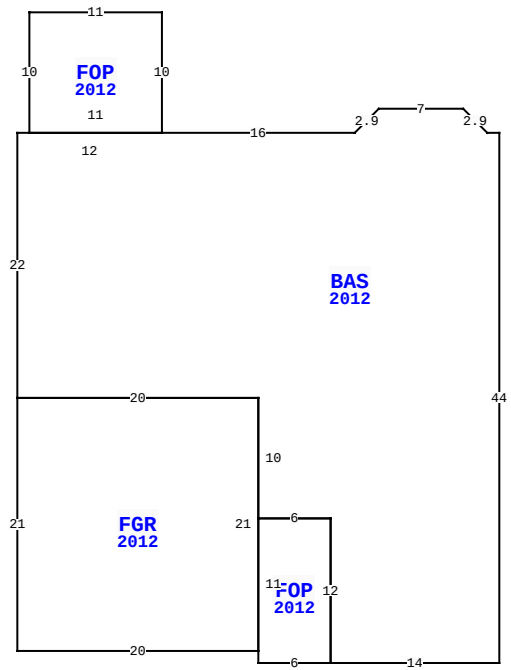
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,266	100	1,266	122,125
FGR	420	55	231	22,283
FOP	72	30	22	2,122
FOP	110	30	33	3,184
TOTALS	1,868		1,552	149,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	112.0980	101.17	157,016	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1266 HX Base Yr



76626 TIMBERCREEK BLVD, YULEE

BLD DATE	11/01/2012 KK	LGL DATE	
XF DATE		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	149,715
TOTAL MARKET OB/XF VALUE	4,369
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	209,084
SOH/AGL Deduction	26,860
ASSESSED VALUE	182,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,224
TOTAL JUST VALUE	209,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226366	CO ISSUED	0	11/05/2012
B26366	NEW CONSTR	148,729	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0918	4/28/2017	SW	U	I	11	100
GRANTOR: IH3 PROPERTY FLORIDA						
GRANTEE: 2017 1 IH BORROWER						
1936/0252	8/29/2014	WD	Q	I	01	145,000
GRANTOR: FETHEROLF THOMAS A SR						
GRANTEE: IH3 PROPERTY FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W1 U2 L2 W7 D2 L2 W16 FOP=[YR=2012] N10 W11 S10 E11$ W12 S22 FGR=[YR=2012] S21 E20 FOP=[YR=2012] S1 E6 N12 W6 S11$ N21 W20$ E20 S10 E6 S12 E14 N44$.

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	0	0	0	1,123.00	SF	4.00	4.00	100	2012	2012	3	94	4,222	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2012	2012	3	94	147	

LAND DESCRIPTION

TOTAL OB/XF 4,369

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	000134	C	SFR POND	0	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