LOT 35
TIMBER CREEK PLANTATION #3
PB 7/302

WELLS FREDERICK W & GABRIELA MARIA ERICA
76634 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

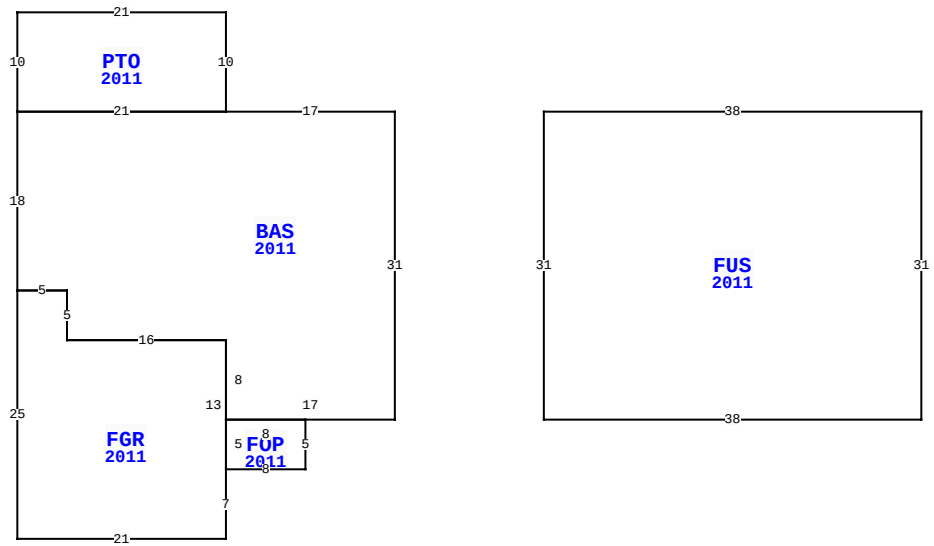
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	985	100	985	93,708
FGR	445	55	245	23,308
FOP	40	30	12	1,142
FUS	1,178	100	1,178	112,068
PTO	210	5	10	951
TOTALS	2,858		2,430	231,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	111.1320	100.30	243,729	2011	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2013 Heated Area: 2163 HX Base Yr 2013



76634 TIMBERCREEK BLVD, YULEE

BLD DATE	10/14/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,177
TOTAL MARKET OB/XF VALUE		4,203
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,380
SOH/AGL Deduction		120,988
ASSESSED VALUE		169,392
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		119,392
TOTAL JUST VALUE		290,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24908	CO ISSUED	0	11/17/2011
E23731	NEW CONSTR	0	08/01/2011
M16464	H/AC	0	08/01/2011
P14881	NEW CONSTR	0	07/01/2011
B24908	NEW CONSTR	235,432	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0291	8/26/2022	QC	U	I	11	100
GRANTOR: WELLS FREDERICK WILLI						
GRANTEE: WELLS FREDERICK WIL						
1767/0433	11/22/2011	WD	Q	I	01	160,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WELLS FREDERICK WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 PTO=[YR=2011] N10 W21 S10 E21$ W21 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR= E15 FUS=[YR=2011] E38 S31 W38 N31$ 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	1,052.00	SF	4.00	4.00	100	2011	2011	3	93	3,913	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	93	290	

LAND DESCRIPTION

TOTAL OB/XF 4,203

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	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