LOT 37
IN OR 1787/1841
TIMBER CREEK PLANTATION #3

BAILEY OMBRE D
76650 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0037-0000

BUILDING CHARACTERISTICS

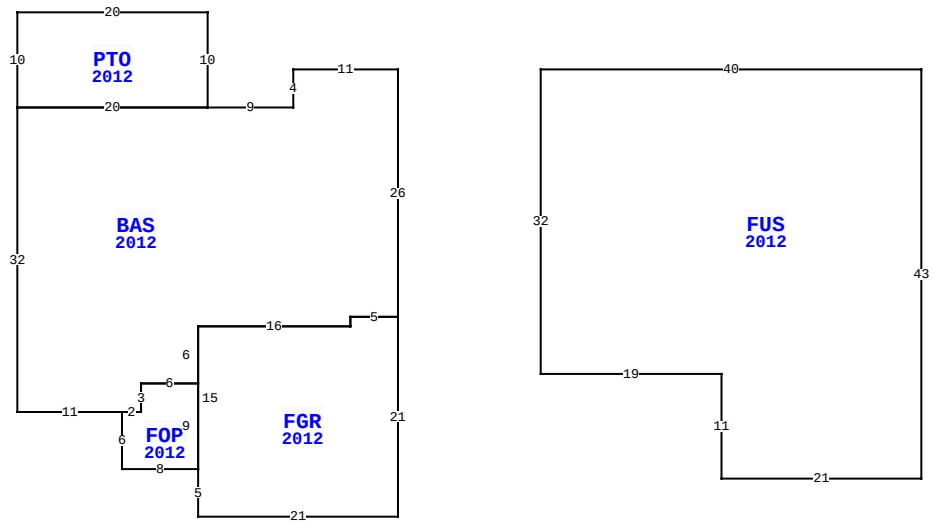
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	1,112	100	1,112	95,257
FGR	425	55	234	20,045
FOP	66	30	20	1,713
FUS	1,511	100	1,511	129,436
PTO	200	5	10	856
TOTALS	3,314		2,887	247,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,887	99.5460	89.84	259,368	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 2623 HX Base Yr



76650 TIMBERCREEK BLVD, YULEE

BLD DATE	07/31/2012 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	247,307
TOTAL MARKET OB/XF VALUE	4,273
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	306,580
SOH/AGL Deduction	28,452
ASSESSED VALUE	278,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,128
TOTAL JUST VALUE	306,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24940	ELEC OTHER	0	04/01/2012
C25425	CO ISSUED	0	02/23/2012
E24499	NEW CONSTR	0	01/01/2012
M16786	H/AC	0	01/01/2012
P15540	NEW CONSTR	0	12/01/2011
B1125425	NEW CONSTR	279,865	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/1760	9/22/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: BAILEY OMBRE D						
2066/0944	8/22/2016	CT	U	I	18	180,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W11 S4 W9 PTO=[YR=2012] N10 W20 S10 E20$ W20 S32 E11 FOP=[YR=2012] S6 E8 FGR=[YR=2012] S5 E21 N21 W5 S1 W16 S15$ N9 W6 S3 W2 $ E2 N3 E6 N6 E16 N1 E5 N26$ PTR= E15 FUS=[YR=2012] E40 S43 W21 N11 W19 N32$ 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	0	0	0	1,068.00	SF	4.00	4.00	100	2012	2012	3	94	4,016	
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2012	2012	3	94	257	

LAND DESCRIPTION

TOTAL OB/XF 4,273

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