LOT 38
TIMBER CREEK PLANTATION #3
PB 7/302

OLERT ERIK
76658 TIMBERCREEK BLVD
YULEE, FL 32097

**2023**

**11-2N-26-2052-0038-0000**

## 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 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 |

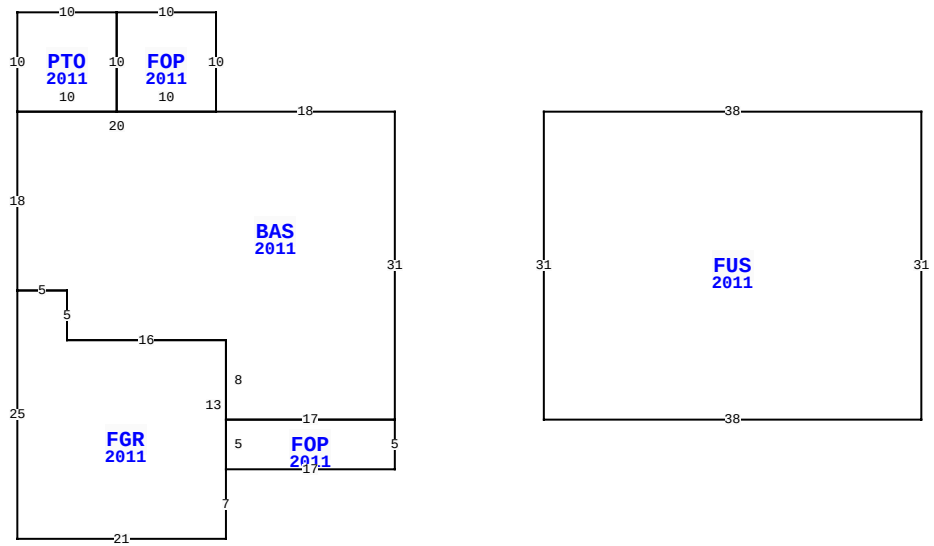
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 985 | 100 | 985 | 90,002 |
| FGR | 445 | 55 | 245 | 22,386 |
| FOP | 85 | 30 | 26 | 2,376 |
| FOP | 100 | 30 | 30 | 2,741 |
| FUS | 1,178 | 100 | 1,178 | 107,636 |
| PTO | 100 | 5 | 5 | 456 |
| TOTALS | 2,893 | | 2,469 | 225,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,469 | 107.1360 | 96.69 | 238,728 | 2011 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2163 HX Base Yr




76658 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/28/2011 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 225,598 |
| TOTAL MARKET OB/XF VALUE | 4,370 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 284,968 |
| SOH/AGL Deduction | 28,077 |
| ASSESSED VALUE | 256,891 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 256,891 |
| TOTAL JUST VALUE | 284,968 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 240,859 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25159 | CO ISSUED | 0 | 11/29/2011 |
| E23892 | NEW CONSTR | 0 | 10/01/2011 |
| M16611 | H/AC | 0 | 10/01/2011 |
| P14997 | NEW CONSTR | 0 | 09/01/2011 |
| B25159 | NEW CONSTR | 238,277 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2644/1484 | 5/31/2023 | WD | Q | I | 01 | 370,000 |
| GRANTOR: MERTENS ZACHARY & STE | | | | | | |
| GRANTEE: OLERT ERIK | | | | | | |
| 2352/1160 | 4/06/2020 | WD | Q | I | 01 | 235,500 |
| GRANTOR: GLASGOW TAINA & DWAYN | | | | | | |
| GRANTEE: MERTENS ZACHARY & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W18 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W10 S10 E10 N10$ S10 E10$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E17 N5 W17 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 | 0 | 0 | 0 | 1,092.00 | SF | 4.00 | 4.00 | 100 | 2011 | 2011 | 3 | 93 | 4,062 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 308 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,370

| 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