

LOT 45
IN OR 1784/1972
TIMBER CREEK PLANTATION #3

RICHO TIFFANY ELAINE
76730 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0045-0000



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	08 SHT VINYL 30
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	1,503	100	1,503	139,556
FGR	420	55	231	21,449
FOP	40	30	12	1,115
PTO	18	5	1	92
TOTALS	1,981		1,747	162,212

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,152.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,747	107.9000	97.38	170,123	2012	2012	0	0	4.65	95.35	
1 SINGLE FAM - 100% - 2013 Heated Area: 1503 HX Base Yr 2013												
76730 TIMBERCREEK BLVD, YULEE												

BLD DATE	06/29/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
4,479												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		162,212	
TOTAL MARKET OB/XF VALUE		4,479	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		221,691	
SOH/AGL Deduction		94,374	
ASSESSED VALUE		127,317	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		77,317	
TOTAL JUST VALUE		221,691	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25424	CO ISSUED	0	02/28/2012
E24541	NEW CONSTR	0	01/01/2012
M16812	H/AC	0	01/01/2012
P15560	NEW CONSTR	0	01/01/2012
B25424	NEW CONSTR	170,715	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1784/1972	3/16/2012	WD	Q	I	01	131,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHO TIFFANY ELAIN						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W3 PTO=[YR=2012] N3 W6 S3 E6\$ W36 S28 FGR=[YR=2012] S20 E21 FOP=[YR=2012] E5 N8 W5 S8\$ N20 W21\$ E21 S12 E5 S15 E13 N55\$.									