

CRUZ NATHALIE E
76754 TIMBERCREEK BLVD
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	16	WD FR STUC 20		
RooF Structur	03	GABLE/HIP 100		
RooF Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.	1. 100		
		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	1,978	100	1,978	178,840
FGR	441	55	243	21,971
FOP	35	30	10	904
PTO	112	5	6	543
TOTALS	2,566		2,237	202,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	104.4680	94.28	210,904	2013	2013		0	0	4.10	95.90

1 SINGLE FAM - 0% - 0Heated Area: 1978HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,257	
TOTAL MARKET OB/XF VALUE		5,829	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		263,086	
SOH/AGL Deduction		30,050	
ASSESSED VALUE		233,036	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,036	
TOTAL JUST VALUE		263,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,840	

PERMIT NUMDESCRIPTIONAMTISSUED

B1327253C0 ISSUED010/25/2013

B1327353NEW CONSTR231,22106/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1984	7/10/2019	WD	Q	I	01	212,000

GRANTOR: JONES GARY DANAL JR

GRANTEE: CRUZ NATHALIE E

2294/19827/02/2019WDU I 11100

GRANTOR: LOFTON BRANDY F/K/A B

GRANTEE: JONES GARY D JR

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W16 BAS=[YR=2013] W24 S44 FGR=[YR=2013] S21 E21 N4 FOP=[YR=2013] E5 N7 W5 S7\$ N17 W21\$ E21 S10 E5 S10 E14 N57 W16 N7\$ S7 E16 N7\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF

5,829

REVIEW DATE 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS