LOT 51
IN OR 2117/1758
TIMBER CREEK PLANTATION #3

REHN ROBERT
76778 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0051-0000

BUILDING CHARACTERISTICS

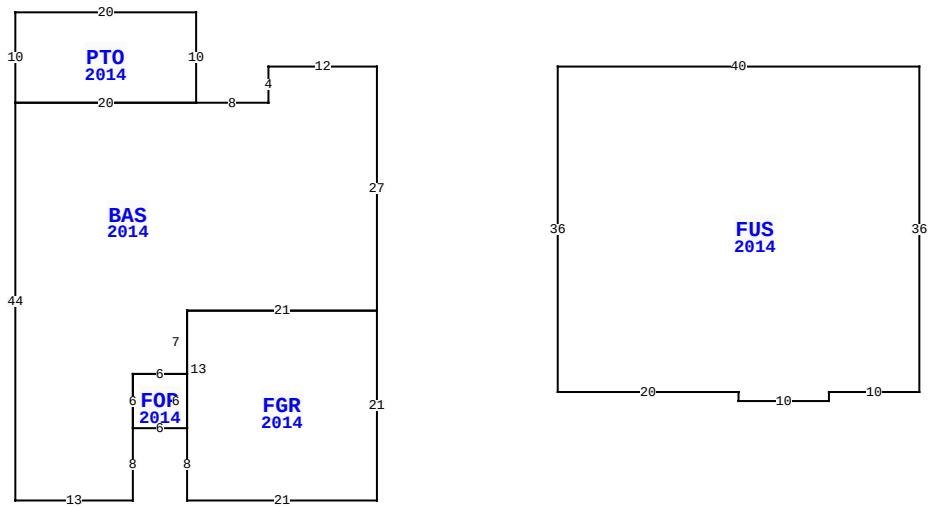
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,283	100	1,283	110,806
FGR	441	55	243	20,986
FOP	36	30	11	950
FUS	1,450	100	1,450	125,229
PTO	200	5	10	864
TOTALS	3,410		2,997	258,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,997	99.2640	89.59	268,501	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 0% - 0 Heated Area: 2733 HX Base Yr



76778 TIMBERCREEK BLVD, YULEE

BLD DATE		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	258,835
TOTAL MARKET OB/XF VALUE	10,871
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	324,706
SOH/AGL Deduction	32,638
ASSESSED VALUE	292,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,068
TOTAL JUST VALUE	324,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428655	CO ISSUED	0	07/29/2014
B1428655	NEW CONSTR	294,084	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1758	5/01/2017	WD	Q	I	01	226,000
GRANTOR: BARRERA ROGER & MARIA						
GRANTEE: REHN ROBERT						
1929/1793	7/29/2014	SW	Q	I	02	212,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BARRERA ROGER & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 S4 W8 PTO=[YR=2014] N10 W20 S10 E20$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N21 W21 S13$ N6 W6 S6$ N6 E6 N7 E21 N27$ PTR=E20 FUS=[YR=2014] E40 S36 W10 S1 W10 N1 W20 N36$ W20 $.

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	0811	CONCRETE B	0	0	0	0	1,186.00	SF	5.20	5.20	100	2014	2014	3	95	5,859	
2	0476	VF 6 SBPL	0	0	0	0	176.00	LF	32.00	32.00	100	2014	2014	3	89	5,012	

LAND DESCRIPTION

TOTAL OB/XF 10,871

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	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							

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