

LOT 53
IN OR 2026/427
TIMBER CREEK PLANTATION #3

NAJERA HECTOR J & ZULEMA
6915 W PASADENA AVE
GLENDALE, AZ 85303

2023

11-2N-26-2052-0053-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 80	0100	01	2,135	103.4880	93.40	199,409	2014	2014	0	0	0	3.60	96.40	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 0% - 0													Heated Area: 1861 HX Base Yr														
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 192,230														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 9,030														
Interior Floo	14	CARPET 60														TOTAL LAND VALUE - MARKET 55,000														
Interior Floo	08	SHT VINYL 40														TOTAL MARKET VALUE 256,260														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 39,540														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 216,720														
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0														
Bathrooms	2	100														BASE TAXABLE VALUE 216,720														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 256,260														
Stories	1.	1. 100	NCON VALUE 0																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 215,026																											
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	1,861	100	1,861	167,560																										
FGR	420	55	231	20,798																										
FOP	42	30	13	1,170																										
USP	100	30	30	2,701																										
TOTALS			2,423	2,135	192,230																									
EXTRA FEATURES					76794 TIMBERCREEK BLVD, YULEE																									
L N	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	1,136.00	SF	5.20	5.20	100	2014	2014	3	95	5,612														
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2014	2014	3	89	3,418														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
1	000100	C	SFR	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 04/28/2020 BY KBA																														
Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000																														
PRINTED 08/02/2023 BY SYS																														