

BRUNK DAVID R & DEANNA D
76810 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2052-0055-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
AVERAGE 70

16
WD FR STUC 30

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 70

08
SHT VINYL 30

03
CENTRAL 100

04
AIR DUCTED 100

3
100

2.5
100

02
WOOD FRAME 100

2.
100

0
100

00
NONE 100

03
Quality Level 03

0100
SINGLE FAMILY

MKT AREA

05

NEIGHBORHOOD/LOC

5005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,0101001,01090,132

FGR4205523120,614

FOP4030121,070

FUS1,1931001,193106,463

PTO10055446

TOTALS2,7632,451218,726

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100012,451102.6240

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

92.62

227,012

2014

2014

0

0

0

3.65

96.35

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

218,726

TOTAL MARKET OB/XF VALUE

4,165

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

277,891

SOH/AGL Deduction

72,029

ASSESSED VALUE

205,862

TOTAL EXEMPTION VALUE

HX HB XM

50,000

BASE TAXABLE VALUE

155,862

TOTAL JUST VALUE

277,891

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

235,021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2313/0898

10/03/2019

WD

Q

I

01

246,000

GRANTOR: COOPER SHERRI L & CHR

GRANTEE: BRUNK DAVID R & DEA

1950/1340

11/26/2014

SW

Q

I

01

176,400

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: COOPER SHERRI L & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PT0=[YR=2014] N10 W10 S10 E10\$ W20 S23 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E8 N5 W8 S5\$ N13 W21\$ E21 S8 E17 N31\$ PTR= E20 FUS=[YR=2014] E38 S31 W12 S1 W15 N1 W11 N31\$ W20\$.

LAND DESCRIPTION

L NUSE CODECLS

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

1000100C

SFR

100

0003

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

10/01/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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