LOT 56
TIMBER CREEK PLANTATION #3
PB 7/302

YENTER AMBER L
76818 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

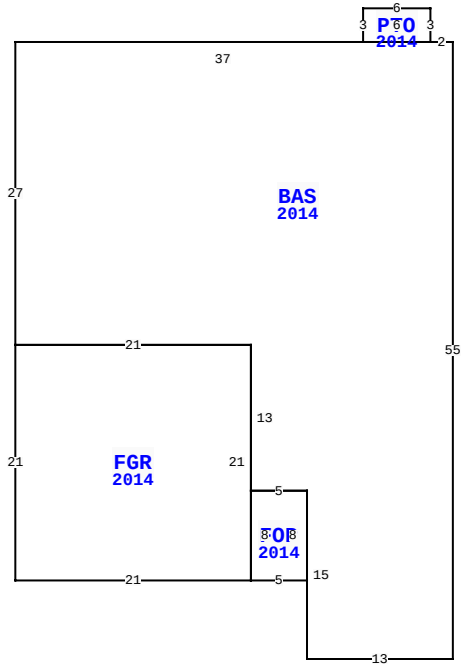
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,482	100	1,482	140,022
FGR	441	55	243	22,959
FOP	40	30	12	1,134
PTO	18	5	1	94
TOTALS	1,981		1,738	164,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	108.6000	98.01	170,341	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1482 HX Base Yr 2021



76818 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,209
TOTAL MARKET OB/XF VALUE		5,859
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		225,068
SOH/AGL Deduction		57,030
ASSESSED VALUE		168,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,038
TOTAL JUST VALUE		225,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429368	CO ISSUED	0	01/05/2015
B1429369	NEW CONSTR	185,205	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/0528	3/03/2020	WD	Q	I	01	210,000
GRANTOR: MERINO OSCAR ALEXANDE						
GRANTEE: YENTER AMBER L						
1975/1927	4/20/2015	SW	Q	I	02	167,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MERINO OSCAR ALEXAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 PTO=[YR=2014] N3 W6 S3 E6 $ W37 S27
FGR=[YR=2014] S21 E21 FOP=[YR=2014] E5 N8 W5 S8$ N21 W21$ E21 S13 E5 S15 E13 N55$.

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	100	0	0	1,186.00	SF	5.20	5.20	100	2014	2014	3	95	5,859	

LAND DESCRIPTION

TOTAL OB/XF 5,859

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	100			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