

LOT 57
IN OR 2067/273
TIMBER CREEK PLANTATION #3

HAILS BRITTANY A & GENEVE A
76826 TIMBER CREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	5005.00
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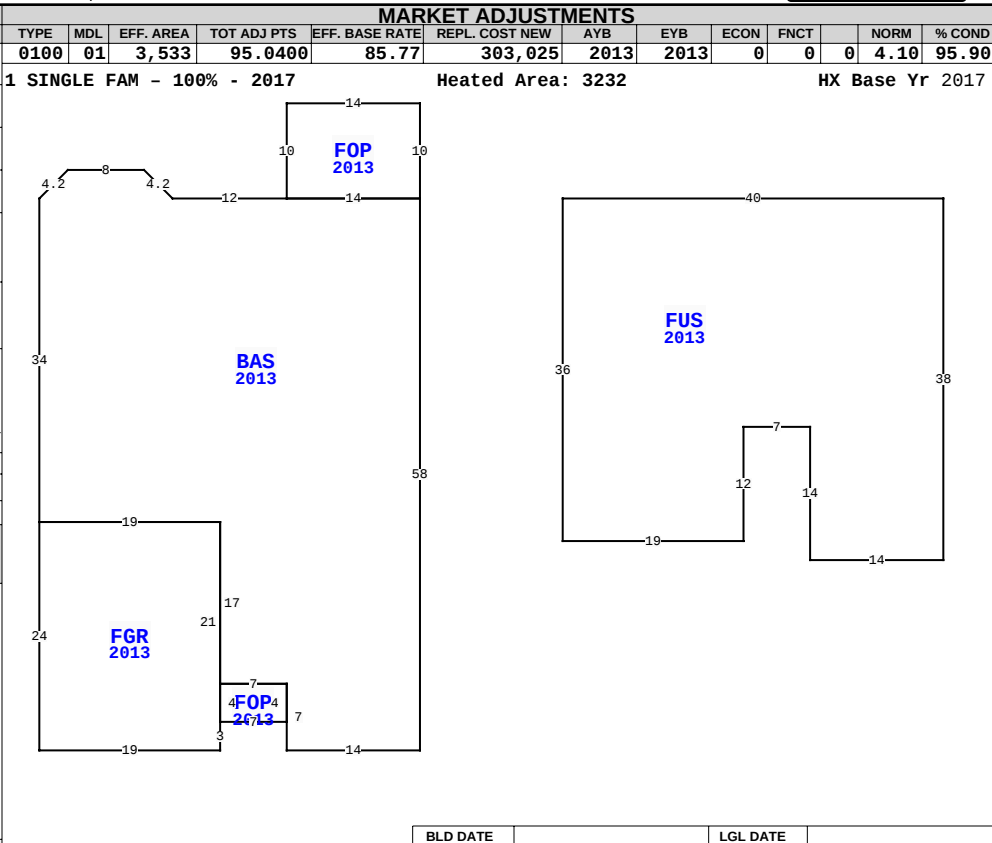
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	152,004
FGR	456	55	251	20,645
FOP	28	30	8	658
FOP	140	30	42	3,454
FUS	1,384	100	1,384	113,839
TOTALS	3,856		3,533	290,601

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	0 100	L W	0 0	UNITS	812.00	UT	SF	6.50	Adj R		ADJ UNIT PRICE	6.50	ORIG COND	100	YEAR ON	2013	YEAR ACTUAL	2013	Q	3	% COND	95	OB/XF MKT VALUE	5,014	NOTES
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	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



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,601	
TOTAL MARKET OB/XF VALUE		5,014	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		350,615	
SOH/AGL Deduction		118,287	
ASSESSED VALUE		232,328	
TOTAL EXEMPTION VALUE		HX HB XM	50,000
BASE TAXABLE VALUE		182,328	
TOTAL JUST VALUE		350,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326976	CO ISSUED	0	06/25/2013
B1326976	NEW CONSTR	359,477	03/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/0273	8/17/2016	WD	Q	I	01	229,000
GRANTOR: THOMPSON COREY S &						
GRANTEE: HAILS BRITTANY A &						
1868/1476	7/16/2013	WD	Q	I	01	213,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: THOMPSON COREY S &						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2013] N10 W14 S10 BAS=[YR=2013] W12 U3 L3 W8 D3 L3 S34 FGR=[YR=2013] S24 E19 N3 FOP=[YR=2013] E7 N4 W7 S4\$ N21 W19\$ E19 S17 E7 S7 E14 N58 W14\$ E14\$ PTR=E15 FUS=[YR=2013] E40 S38 W14 N14 W7 S12 W19 N36\$ W15\$.		