

LOT 82
TIMBER CREEK PLANTATION #3
PB 7/302

SN TAMPA LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2023

11-2N-26-2052-0082-0000



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 70	0100	01	2,093	109.5640	98.88	206,956	2009	2009	0	0	0	6.15	93.85	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0													Heated Area: 1763 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 194,228														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 3,177														
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET 55,000														
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 252,405														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 17,229														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 235,176														
Bedrooms	4	100														TOTAL EXEMPTION VALUE 0														
Bathrooms	2	100														BASE TAXABLE VALUE 235,176														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 252,405														
Stories	1.	1. 100	NCON VALUE 0																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 213,796																											
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	1,763	100	1,763	163,604																										
FGR	447	55	246	22,828																										
FOP	40	30	12	1,114																										
USP	240	30	72	6,681																										
TOTALS			2,490	2,093	194,228																									
EXTRA FEATURES					77336 COBBLESTONE DR, 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	604.00	SF	5.20	5.20	100	2009	2009	3	91	2,858																
2	0810	CONCRETE A	0	0	54.00	SF	6.50	6.50	100	2009	2009	3	91	319																
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000134	C	SFR POND	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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																														