LOT 160
IN OR 2060/127
TIMBER CREEK PLANTATION #3

PROTHERO RUSSELL D & BONNIE J
76869 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

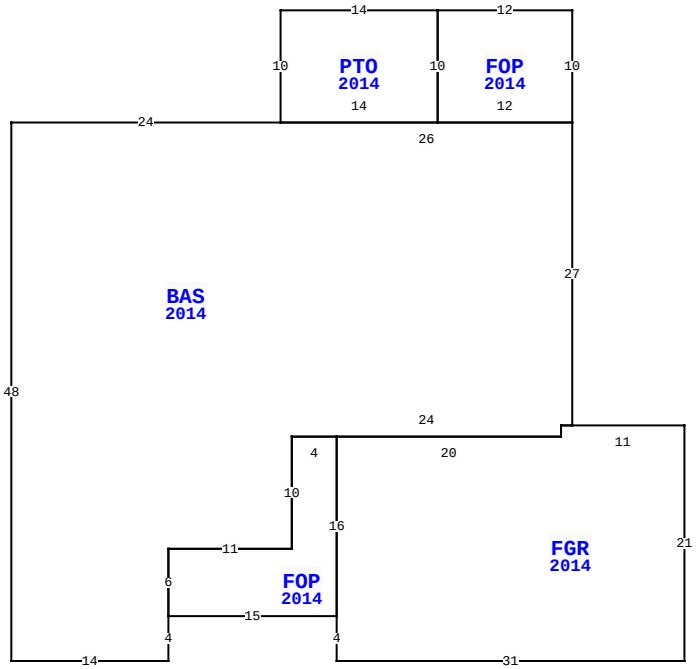
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,789	100	1,789	162,595
FGR	631	55	347	31,537
FOP	120	30	36	3,272
FOP	130	30	39	3,545
PTO	140	5	7	636
TOTALS	2,810		2,218	201,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	104.4680	94.28	209,113	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2016 Heated Area: 1789 HX Base Yr 2016



76869 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		201,585
TOTAL MARKET OB/XF VALUE		7,642
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		264,227
SOH/AGL Deduction		95,181
ASSESSED VALUE		169,046
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,046
TOTAL JUST VALUE		264,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328144	CO ISSUED	0	03/28/2014
B1328144	NEW CONSTR	218,425	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/0127	7/15/2016	QC	U	I	11	100
GRANTOR: PROTHERO RUSSELL DAVI						
GRANTEE: PROTHERO RUSSELL DA						
1910/1995	3/26/2014	SW	Q	I	02	191,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PROTHERO RUSSELL DA						

BUILDING NOTES

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	1,547.00	SF	5.20	5.20	100	2014	2014	3	95	7,642	

BUILDING DIMENSIONS

FOP=[YR=2014] W12 PTO=[YR=2014] W14 S10 BAS=[YR=2014] W24 S48 E14 N4 FOP=[YR=2014] E15 FGR=[YR=2014] S4 E31 N21 W11 S1 W20 S16$ N16 W4 S10 W11 S6$ N6 E11 N10 E24 N1 E1 N27 W26$ E14 N10$ S10 E12 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,642

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 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS