LOT 162
IN OR 1953/1605
TIMBER CREEK PLANTATION #3

JAMES GLENN PERRY JR
76885 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0162-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

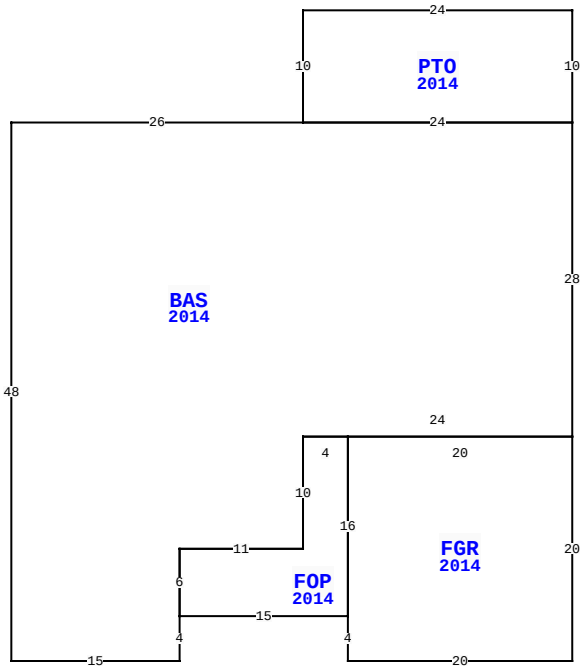
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,810	100	1,810	164,504
FGR	400	55	220	19,995
FOP	130	30	39	3,545
PTO	240	5	12	1,090
TOTALS	2,580		2,081	189,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	104.4680	94.28	196,197	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1810 HX Base Yr 2015



76885 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		189,134
TOTAL MARKET OB/XF VALUE		5,696
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		249,830
SOH/AGL Deduction		77,790
ASSESSED VALUE		172,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,040
TOTAL JUST VALUE		249,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428967	CO ISSUED	0	10/10/2014
B1428967	NEW CONSTR	211,627	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1605	12/19/2014	SW	Q	I	01	176,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JAMES GLENN PERRY J						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W24 S10 BAS=[YR=2014] W26 S48 E15 N4
FOP=[YR=2014] E15 FGR=[YR=2014] S4 E20 N20 W20 S16$ N16 W4
S10 W11 S6$ N6 E11 N10 E24 N28 W24$ E24 N10$.

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	1,153.00	SF	5.20	5.20	100	2014	2014	3	95	5,696	

LAND DESCRIPTION

TOTAL OB/XF 5,696

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