

LOT 164
IN OR 1912/1310
TIMBER CREEK PLANTATION #3

MICHEL'S BRUCE & PAULITA
76901 TIMBERCREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2052-0164-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	126,455
FGR	462	55	254	20,406
FOP	48	30	14	1,125
FSP	240	40	96	7,713
FUS	1,876	100	1,876	150,718

TOTALS 4,200 3,814 306,416

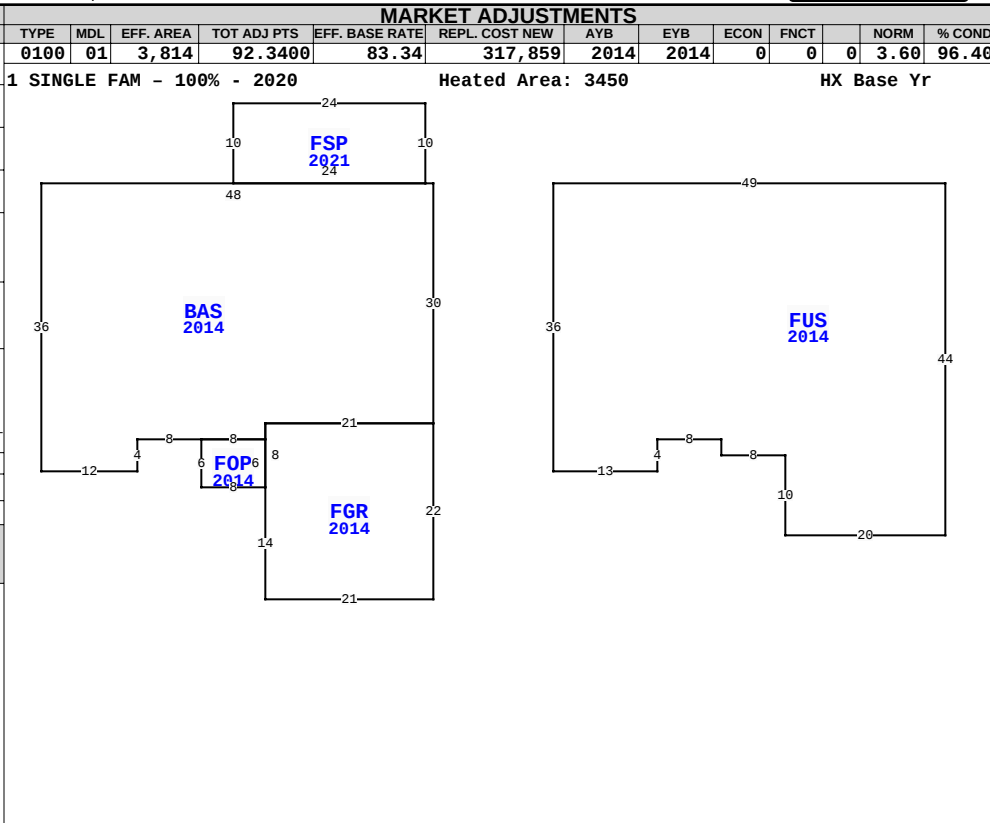
EXTRA FEATURES

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	100	0	0	1,130.00	SF	5.20	5.20	100	2014	2014	3	95	5,582	
2	0861	POOL GUNIT	0	100	0	0	267.00	SF	85.00	85.00	100	2021	2021	3	98	22,241	
3	0855	CONC PAVER	0	100	0	0	932.00	SF	10.00	10.00	100	2021	2021	3	100	9,320	

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	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 10/20/2021 BY KBA



76901 TIMBERCREEK BLVD, YULEE

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

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		306,416
TOTAL MARKET OB/XF VALUE		37,143
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,559
SOH/AGL Deduction		82,197
ASSESSED VALUE		316,362
TOTAL EXEMPTION VALUE	13	316,362
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		398,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000431	SWIM POOL	41,974	01/15/2020
B1328022	CO ISSUED	0	04/01/2014
B1328022	NEW CONSTR	397,012	11/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1912/1310	4/02/2014	SW	Q	I	02
					SALE PRICE
					260,800
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: MICHEL'S BRUCE & PAU					
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

BAS=[YR=2014] W1 FSP=[YR=2021] N10 W24 S10 E24\$ W48 S36 E12 N4 E8 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S14 E21 N22 W21 S8\$ N6 W8\$ E8 N2 E21 N30\$ PTR=E15 FUS=[YR=2014] E49 S44 W20 N10 W8 N2 W8 S4 W13 N36\$ W15\$.

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