

RICHARDSON ERIC D & CHERI L
76866 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2052-0186-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 80								0100	01	2,237	110.7400	99.94	223,566	2014	2014		0	0	0	3.60	96.40																
Exterior Wall	16	WD FR STUC 20								1 SINGLE FAM - 100% - 2022										Heated Area: 1978										HX Base Yr									
Roof Structur	03	GABLE/HIP 100								24 16 7 PTO 2014 16 44 BAS 2014 21 10 17 5 FGR 2014 10 5 707 2014 10 4 21 14 57																													
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LVT/LAMNT 60																																					
Interior Floo	11	CLAY TILE 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	05	HOT WATER 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	1,978	100	1,978		190,564																																		
FGR	441	55	243		23,411																																		
FOP	35	30	10		963																																		
PTO	112	5	6		578																																		
TOTALS		2,566			2,237		215,518																																
EXTRA FEATURES										76866 TIMBERCREEK BLVD, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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	1,119.00		SF	5.20	5.20	100	2014	2014	3	95	5,528																							