

LOT 201
IN OR 2069/200
TIMBER CREEK PLANTATION #3

STEPHENSON MATTHEW K
78012 TURNBERRY CT
YULEE, FL 32097

2023

11-2N-26-2052-0201-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3 100
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	1,310	100	1,310	110,288
FGR	406	55	223	18,774
FOP	48	30	14	1,179
FUS	1,457	100	1,457	122,663
PTO	200	5	10	842

TOTALS	3,421		3,014	253,746
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	716.00	SF	5.20
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	05/10/2022	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,014	98.3480	88.76	267,523	2011	2011	0	0
1 SINGLE FAM - 0% - 0									
Heated Area: 2767 HX Base Yr									

78012 TURNBERRY CT, YULEE	BLD DATE 08/18/2011	KK	LGL DATE
	XF DATE		LAND DATE
	INC 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	0	0	0	716.00	SF	5.20	5.20	100	2011	2011	3	93	3,463	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2011	2011	3	93	145	
3	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2020	2020	3	99	2,574	

TOTAL OB/XF										6,182							
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
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 4 Tax Dist:							
BUILDING MARKET VALUE										253,746							
TOTAL MARKET OB/XF VALUE										6,182							
TOTAL LAND VALUE - MARKET										55,000							
TOTAL MARKET VALUE										314,928							
SOH/AGL Deduction										31,532							
ASSESSED VALUE										283,396							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										283,396							
TOTAL JUST VALUE										314,928							
NCON VALUE										0							
INCOME VALUE										0							
PREVIOUS YEAR MKT VALUE										264,823							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24152	CO ISSUED	0	02/11/2011
E23136	NEW CONSTR	0	12/01/2010
M15826	H/AC	0	12/01/2010
P14544	NEW CONSTR	0	12/01/2010
B24152	NEW CONSTR	287,909	11/01/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2069/0200	8/26/2016	WD	Q	I	01	239,000			

BUILDING DIMENSIONS									
PTO=[YR=2011] W20 S10 BAS=[YR=2011] W17 S52 E11									
FOP=[YR=2011] E6 N8 W6 S8\$ N8 E6 FGR=[YR=2011] E20 N20 W7									
N2 W3 S2 W10 S20\$ N20 E10 N2 E3 S2 E7 N24 W20\$ E20 N10\$ PTR=									
E15 FUS=[YR=2011] E37 S39 W23 S1 W14 N40\$ W15\$.									

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2011] W20 S10 BAS=[YR=2011] W17 S52 E11 FOP=[YR=2011] E6 N8 W6 S8\$ N8 E6 FGR=[YR=2011] E20 N20 W7 N2 W3 S2 W10 S20\$ N20 E10 N2 E3 S2 E7 N24 W20\$ E20 N10\$ PTR= E15 FUS=[YR=2011] E37 S39 W23 S1 W14 N40\$ W15\$.									

Common: 55,000	PRINTED 08/02/2023 BY SYS
----------------	---------------------------