LOT 205
IN OR 2020/1305
TIMBER CREEK PLANTATION #3

HERNANDEZ WILLIAM & LIZUETT
78011 TURNBERRY COURT
YULEE, FL 32097

2023

11-2N-26-2052-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

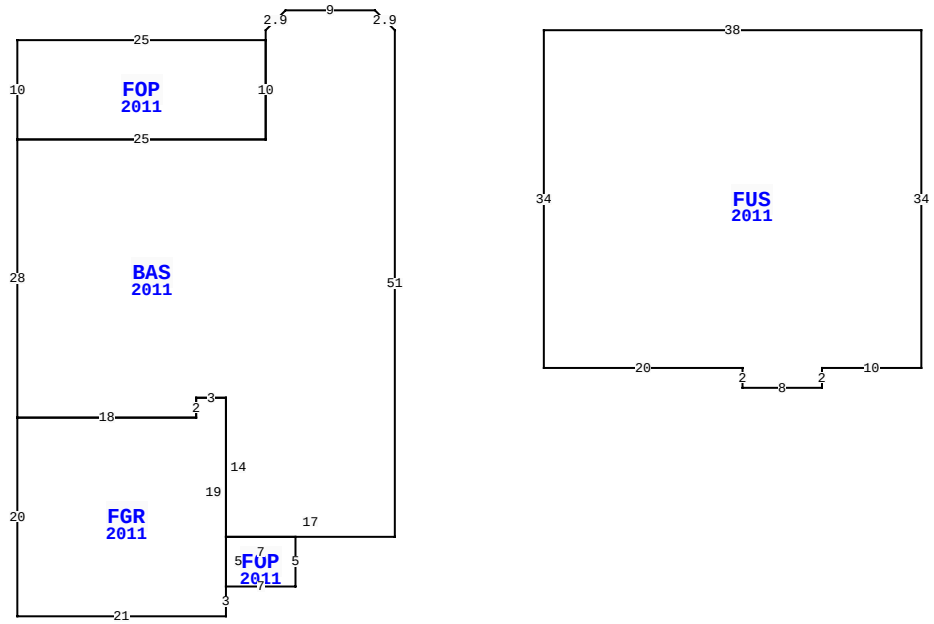
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,427	100	1,427	122,276
FGR	426	55	234	20,051
FOP	35	30	10	856
FOP	250	30	75	6,427
FUS	1,308	100	1,308	112,080
TOTALS	3,446		3,054	261,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	100.0960	90.34	275,898	2011	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2735 HX Base Yr 2016



BLD DATE	08/18/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

78011 TURNBERRY CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,689
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		319,809
SOH/AGL Deduction		126,776
ASSESSED VALUE		193,033
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,033
TOTAL JUST VALUE		319,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24151	CO ISSUED	0	02/11/2011
E23135	NEW CONSTR	0	12/01/2010
M15828	H/AC	0	12/01/2010
P14542	NEW CONSTR	0	12/01/2010
B24151	NEW CONSTR	289,796	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/1305	12/18/2015	WD	Q	I	01	238,000
GRANTOR: ENGLISH SCOTT						
GRANTEE: HERNANDEZ WILLIAM &						
1726/1433	2/18/2011	WD	Q	I	01	199,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ENGLISH SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] U2 L2 W9 D2 L2 S1 FOP=[YR=2011] W25 S10 E25 N10$ S10 W25 S28 FGR=[YR=2011] S20 E21 N3 FOP=[YR=2011] E7 N5 W7 S5$ N19 W3 S2 W18$ E18 N2 E3 S14 E17 N51$ PTR= E15 FUS=[YR=2011] E38 S34 W10 S2 W8 N2 W20 N34$ W15$.

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	604.00	SF	5.20	5.20	100	2011	2011	3	93	2,921	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2011	2011	3	93	199	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS