

LOT 1  
IN OR 1827/1404  
TIMBER CREEK PLANTATION #1

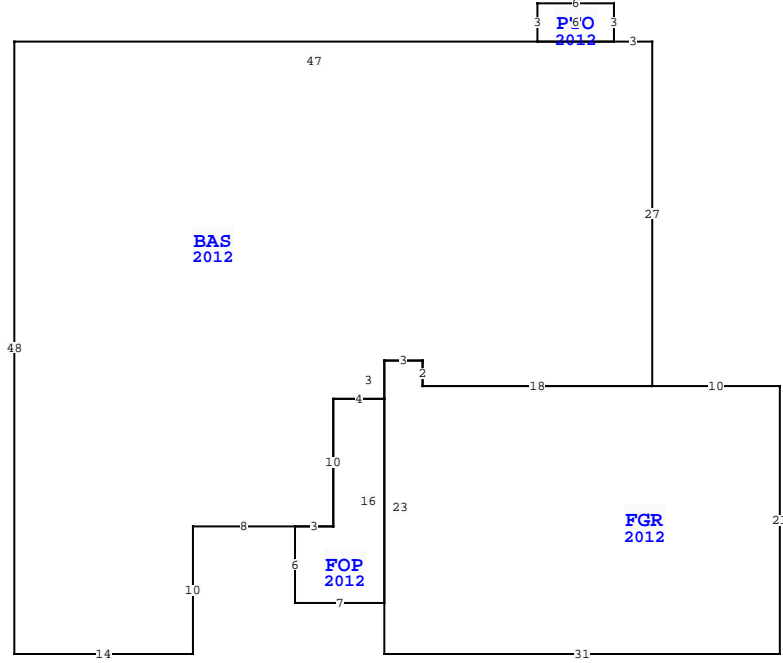
DAVISON DARLENE R  
76147 TIMBERCREEK BLVD  
YULEE, FL 32097

**2024**

11-2N-26-2050-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
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
BAS	1,763	100	1,763
FGR	657	55	361
FOP	82	30	25
PTO	18	5	1
TOTALS	2,520		2,150
			212,988

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,150	110.3480	104.83	225,384	2012	2012	0	0	5.50	94.50		
1 SINGLE FAM - 100% - 2013 Heated Area: 1763 HX Base Yr 2013													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,988
TOTAL MARKET OB/XF VALUE			4,771
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			272,759
SOH/AGL Deduction			116,756
ASSESSED VALUE			156,003
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			106,003
TOTAL JUST VALUE			272,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226387	CO ISSUED	0	11/21/2012
B26387	NEW CONSTR	214,799	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1827/1404	11/27/2012	WD	Q	I	02	165,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVISON DARLENE R						
1238/0201	6/16/2004	WD	U	V	19	213,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2012	2012	3	93	4,553	
2	0810	CONCRETE A	0	100	12	3		6.50	6.50	100	2012	2012	3	93	218	

TOTAL OB/XF														4,771			
76147 TIMBERCREEK BLVD, YULEE																	
BLD DATE 12/10/2012 KK LGL DATE																	
XF DATE														LAND DATE			
INC DATE														AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2012] W10 BAS=[YR=2012] N27 W3 PTO=[YR=2012] N3 W6 S3 E6\$ W47 S48 E14 N10 E8 FOP=[YR=2012] S6 E7 N16 W4 S10 W3\$ E3 N10 E4 N3 E3 S2 E18\$ W18 N2 W3 S23 E31 N21\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										