

LOT 6
TIMBER CREEK PLANTATION #1
PB 6/394

COLAVITO THOMAS R & KIMBERLY
76223 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2050-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,305	100	2,305	213,703
FGR	426	55	234	21,695
FOP	80	30	24	2,226
PTO	228	5	11	1,020
USP	247	30	74	6,861

TOTALS	3,286		2,648	245,503
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	906.00	SF	5.20
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50
3	0911	SCRN RM A	0	100	19	12	228.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,648	105.5040	100.23	265,409	2008	2008	0	0	0	7.50	92.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2305 HX Base Yr													

76223 TIMBERCREEK BLVD, YULEE	BLD DATE 08/28/2008	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	100	0	0	906.00	SF	5.20	5.20	100	2008	2008	3	89	4,193	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2008	2008	3	89	330	
3	0911	SCRN RM A	0	100	19	12	228.00	SF	17.50	17.50	100	2009	2009	3	40	1,596	

TOTAL OB/XF										6,119							
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,503	
TOTAL MARKET OB/XF VALUE		6,119	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		306,622	
SOH/AGL Deduction		1,884	
ASSESSED VALUE		304,738	
TOTAL EXEMPTION VALUE		13	304,738
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		306,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22695	XFOB	6,000	07/01/2009
C21539	CO ISSUED	197,538	09/10/2008
E20991	ELEC OTHER	1,500	07/01/2008
M13955	MECH OTHER	0	07/01/2008
R11341	REPAIR/RRF	2,000	06/01/2008
B21539	NEW CONSTR	197,538	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2526/0736	1/03/2022	WD	Q	I	01	345,000	
GRANTOR: JOSEPH KYLE L & JESSI							
GRANTEE: COLAVITO THOMAS R &							
1960/0100	1/28/2015	WD	Q	I	01	189,900	
GRANTOR: JACOBS SHEILA							
GRANTEE: JOSEPH KYLE L & JES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W30 PTO=[YR=2009] W19 S12 USP=[YR=2009] S13 E19 N13W19 \$ E19 N12\$ S25 W19 S37 E9 FOP=[YR=2008] S8 E10 N8 W10\$ E19 FGR=[YR=2008] S8 E21 N22 W3 S2 W18 S12\$ N12 E18 N2 E3 N48\$.									