LOT 8
IN OR 1659/1774
TIMBER CREEK PLANTATION #1

DAHLSTROM RICHARD E & DEBORAH
76255 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2050-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

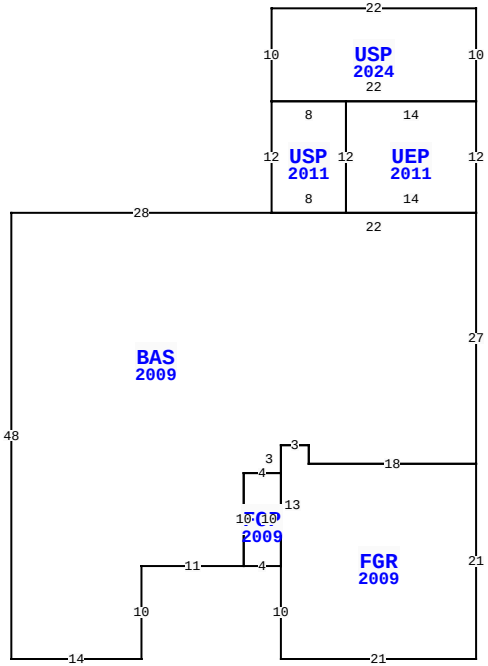
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	165,316
FGR	447	55	246	23,068
FOP	40	30	12	1,125
UEP	168	60	101	9,470
USP	96	30	29	2,719
USP	220	30	66	6,189
TOTALS	2,734		2,217	207,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	105.7420	100.45	222,698	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2011 Heated Area: 1763 HX Base Yr 2011



76255 TIMBERCREEK BLVD, YULEE

BLD DATE	12/22/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,889
TOTAL MARKET OB/XF VALUE		4,906
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,795
SOH/AGL Deduction		115,904
ASSESSED VALUE		151,891
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		96,891
TOTAL JUST VALUE		267,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23772	ADDITION	7,869	07/01/2010
C22932	CO ISSUED	0	01/07/2010
M14926	H/AC	0	11/01/2009
E0922195	ELEC OTHER	1,500	10/01/2009
P0913979	OTHER	0	10/01/2009
B0922932	NEW CONSTR	154,704	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1659/1774	1/22/2010	WD	Q	I	01	166,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAHLSTROM RICHARD E						
1390/0307	2/17/2006	WD	U	V	19	380,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=-22,12] W28 S48 E14 N10 E11 N10 E4 N3 E3 S2 E18 N27 W22 $
FGR=[YR=2009;ORIG=-21,50] S10 E21 N21 W18 N2 W3 S13 $
UEP=[YR=2011;ORIG=0,0] W14 S12 E14 N12 $
USP=[YR=2011;ORIG=-14,0] W8 S12 E8 N12 $
FOP=[YR=2009;ORIG=-25,50] E4 N10 W4 S10 $
USP=[YR=2024;ORIG=-22,-10] E22 S10 W22 N10 $
.

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	932.00	SF	5.20	5.20	100	2009	2009	3	90	4,362	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2009	2009	3	90	316	
3	0851	PATIO STON	0	100	0	0	330.00	SF	0.75	0.75	100	2011	2011	3	92	228	

LAND DESCRIPTION

TOTAL OB/XF 4,906

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS