LOT 124
IN OR 1545/1406
TIMBER CREEK PLANTATION #1

HOWARD SHIRLEY J
76049 HARLEY COURT
YULEE, FL 32097

2024

11-2N-26-2050-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		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

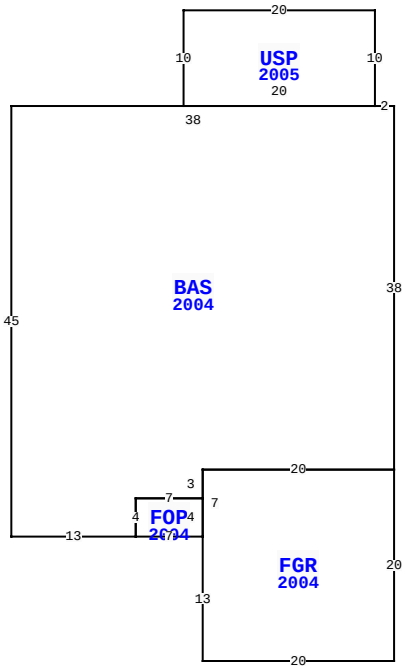
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	152,611
FGR	400	55	220	20,573
FOP	28	30	8	748
USP	200	30	60	5,611
TOTALS	2,260		1,920	179,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	105.8400	100.55	193,056	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1632 HX Base Yr 2008



76049 HARLEY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,542
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,447
SOH/AGL Deduction		104,040
ASSESSED VALUE		133,407
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		33,407
TOTAL JUST VALUE		237,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1900359	REPAIR/RRF	14,363	01/01/2019
B0413348	BLDG	121,502	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1406	1/10/2008	WD	Q	I		165,000
GRANTOR: EMERSON DEREK K						
GRANTEE: HOWARD SHIRLEY J						
1290/0298	1/24/2005	WD	U	I	21	141,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: EMERSON DEREK K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 USP=[YR=2005] N10 W20 S10 E20$ W38 S45 E13
FOP=[YR=2004] E7 FGR=[YR=2004] S13 E20 N20 W20 S7$ N4 W7 S4$
N4 E7 N3 E20 N38$.

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	665.00	SF	5.20	5.20	100	2004	2004	3	84	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS