

LOT 203
TIMBER CREEK PLANTATION #1
PB 6/394

LUU BINH THI REV LIVING TRUST/LUU BINH THI TRUSTEE
19384 TITUS COURT
SARATOGA, CA 95070

2024

11-2N-26-2050-0203-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 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		2.5 100
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	1,300	100	1,300	111,242
FGR	426	55	234	20,024
FOP	35	30	10	856
FUS	1,537	100	1,537	131,522
TOTALS	3,298		3,081	263,644

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	727.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,081	98.4400	93.52	288,135	2006	2006	0	0	8.50	91.50
1 SINGLE FAM - 0% - 2023											
Heated Area: 2837											
HX Base Yr											

76195 DEERWOOD DR, YULEE	BLD DATE 02/05/2013	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										263,644	
TOTAL MARKET OB/XF VALUE										3,442	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										322,086	
SOH/AGL Deduction										0	
ASSESSED VALUE										322,086	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										322,086	
TOTAL JUST VALUE										322,086	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										310,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16036	CO ISSUED	184,866	01/01/2006
E16487	ELEC OTHER	1,500	01/01/2006
B16036	NEW CONSTR	184,866	01/01/2006
M10438	MECH OTHER	0	10/01/2005
P10193	OTHER	0	10/01/2005
R08208	REPAIR/RRF	0	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/0704	6/03/2022	MS	U	I	11	100	
GRANTOR: LUU BINH THI							
GRANTEE: LUU BINH THI REVOCA							
2575/0655	6/03/2022	QC	U	I	11	100	
GRANTOR: TEOH HONGBEE							
GRANTEE: LUU BINH THI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W40 S40 E12 FOP=[YR=2006] S5 E7 N5 W7 \$ E7 FGR=[YR=2006] S6 E21 N22 W3 S2 W18 S14 \$ N14 E18 N2 E3 N24 \$ PTR= E40 FUS=[YR=2006] S14 E21 N40 W40 S40 E19 N21 E9 S7 W9 \$ W40 \$.											