

LOT 208
IN OR 1384/490
TIMBER CREEK PLANTATION #1

BLANKENSHIP GALEN R & ALICE P
76247 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2050-0208-0000



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
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	1,889	100	1,889	185,324
FGR	719	55	395	38,752
FOP	15	30	4	392
FSP	150	40	60	5,887
PTO	264	5	13	1,276
TOTALS	3,037		2,361	231,630

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,058.00	SF	4.00	4.00	
2	0910	SCRN RM L	0	100	0	0	206.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

1 SINGLE FAM - 100% - 2006
Heated Area: 1889
HX Base Yr 2006

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF											
4,722											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
STANDARD										4	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										231,630	
TOTAL MARKET OB/XF VALUE										4,722	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										291,352	
SOH/AGL Deduction										122,750	
ASSESSED VALUE										168,602	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										118,602	
TOTAL JUST VALUE										291,352	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										281,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21468	SCRN ENCLOSURE	4,000	05/01/2008
B17013	REMODEL	1,400	01/13/2006
B15686	NEW CONSTR	136,143	01/13/2006
M10436	MECH OTHER	0	10/01/2005
P10019	OTHER	0	09/01/2005
E15503	ELEC OTHER	1,500	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1384/0490	1/25/2006	WD	Q	I		272,500	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: BLANKENSHIP GALEN R							
1310/0790	4/18/2005	WD	U	V	19	116,300	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2005] W26 S6 FSP=[YR=2005] W15 S10 BAS=[YR=2005] S53 E13 FOP=[YR=2005] S1 E5 N3 W5 S2\$ N2E5 S2 E2 FGR=[YR=2005] S3 E31 N23 W20 N2 W3 S2 W8 S20 \$ N20 E8 N2 E3 S2 E10 N38W3 N2 W 11 S2 W12 S5 W15\$ E15 N10\$ S5 E12 N2 E11 S2 E3 N11\$.											