LOT 117
TIMBER CREEK PLANTATION #2
PB 7/165

CRESSWELL MARVIN W & IDA I
76337 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2051-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

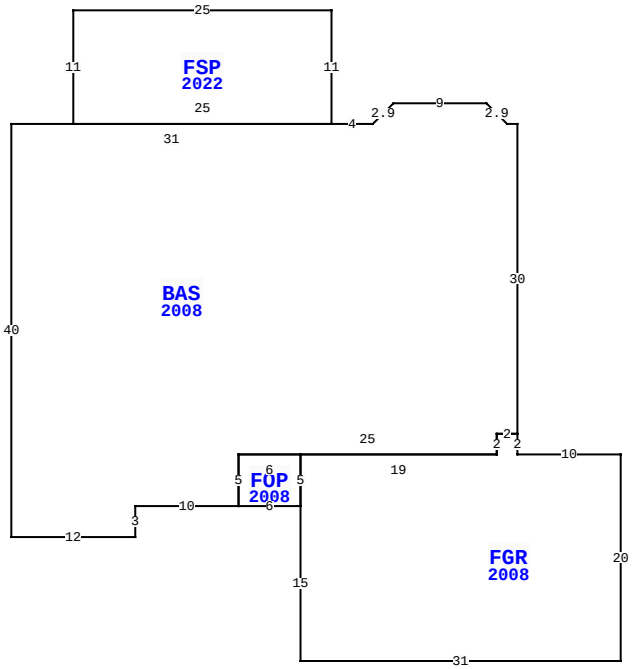
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,732	100	1,732	170,218
FGR	624	55	343	33,710
FOP	30	30	9	885
FSP	275	40	110	10,810
TOTALS	2,661		2,194	215,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	110.6420	105.11	230,611	2008	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1732 HX Base Yr 2021



76337 TIMBERCREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,621
TOTAL MARKET OB/XF VALUE		4,810
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,431
SOH/AGL Deduction		60,653
ASSESSED VALUE		214,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,778
TOTAL JUST VALUE		275,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229411	REPAIR/RRF	17,000	10/01/2022
E20327	ELEC OTHER	1,500	12/01/2007
M13520	MECH OTHER	0	12/01/2007
C20781	CO ISSUED	170,082	11/01/2007
R10875	REPAIR/RRF	2,000	11/01/2007
B20781	NEW CONSTR	170,082	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1969	6/17/2020	WD	Q	I	01	235,000
GRANTOR: ASBELL SAMUEL & JESSI						
GRANTEE: CRESSWELL MARVIN W						
2047/1074	5/20/2016	WD	Q	I	01	179,000
GRANTOR: CHADWELL TIMOTHY M &						
GRANTEE: ASBELL SAMUEL & JES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W1 U2 L2 W9 D2 L2 W4 FSP=[YR=2022] N11 W25 S11 E25$ W31 S40 E12 N3 E10 FOP=[YR=2008] E6 FGR=[YR=2008] S15 E31 N20 W10 N2 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30$.

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	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	2008	2008	3	89	4,393	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2008	2008	3	89	417	

LAND DESCRIPTION

TOTAL OB/XF 4,810

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS