

LOT 118
TIMBER CREEK PLANTATION #2
PB 7/165

WYNS DAVID L/E/
76351 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2051-0118-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
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	2,225	100	2,225	221,690
FEP	176	80	141	14,049
FGR	651	55	358	35,670
FOP	36	30	11	1,096
PTO	9	5	0	0
USP	143	30	43	4,285

TOTALS	3,240		2,778	276,789
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,419.00	SF	5.20	5.20

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

REVIEW DATE 03/29/2019 BY KB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,778	110.4000	104.88	291,357	2013	2013	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2014						Heated Area: 2225		HX Base Yr 2014			

TOTAL OB/XF 6,936													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0811	CONCRETE B	0 100	0	0	1,419.00	SF	5.20	5.20	100	2013	2013	3 94

TOTAL OB/XF 6,936													
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1	0811	CONCRETE B	0 100	0	0	1,419.00	SF	5.20	5.20	100	2013	2013	3 94

REVIEW DATE 03/29/2019 BY KB

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					276,789				
TOTAL MARKET OB/XF VALUE					6,936				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					338,725				
SOH/AGL Deduction					118,950				
ASSESSED VALUE					219,775				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					164,775				
TOTAL JUST VALUE					338,725				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					326,354				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004508	ADDITION	16,368	08/01/2017
B1226641	CO ISSUED	0	02/21/2013
E1325719	NEW CONSTR	0	01/01/2013
M1317831	H/AC	0	01/01/2013
P1216240	PLUMBING	0	12/01/2012
B1226642	NEW CONSTR	260,081	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2671/1570	10/05/2023	LE	U	I	11	100	
GRANTOR: WYNS DAVID							
GRANTEE: WYNS DAVID I JR							
1842/1666	2/15/2013	WD	Q	I	01	214,100	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: WYNS DAVID & JEANNA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2018] W13 FEP=[YR=2018] W16 S10 BAS=[YR=2014] L1 U1 W8 D2 L2 W9 S42 PTO=[YR=2013] W3 S3 FGR=[YR=2013] W7 S21 E31 N21 W24\$ E3 N3\$ S3 E30 FOP=[YR=2013] S4 E9 N4 W9\$ E19 N45 W28 U1 L1 \$ D1 R1 E15 N11\$ S11 E13 N11\$.									