

LOT 120
IN OR 2235/474
TIMBER CREEK PLANTATION #2

BRADLEY BRITTANY
76383 TIMBERCREEK BLVD
YULEE, FL 32097

2024

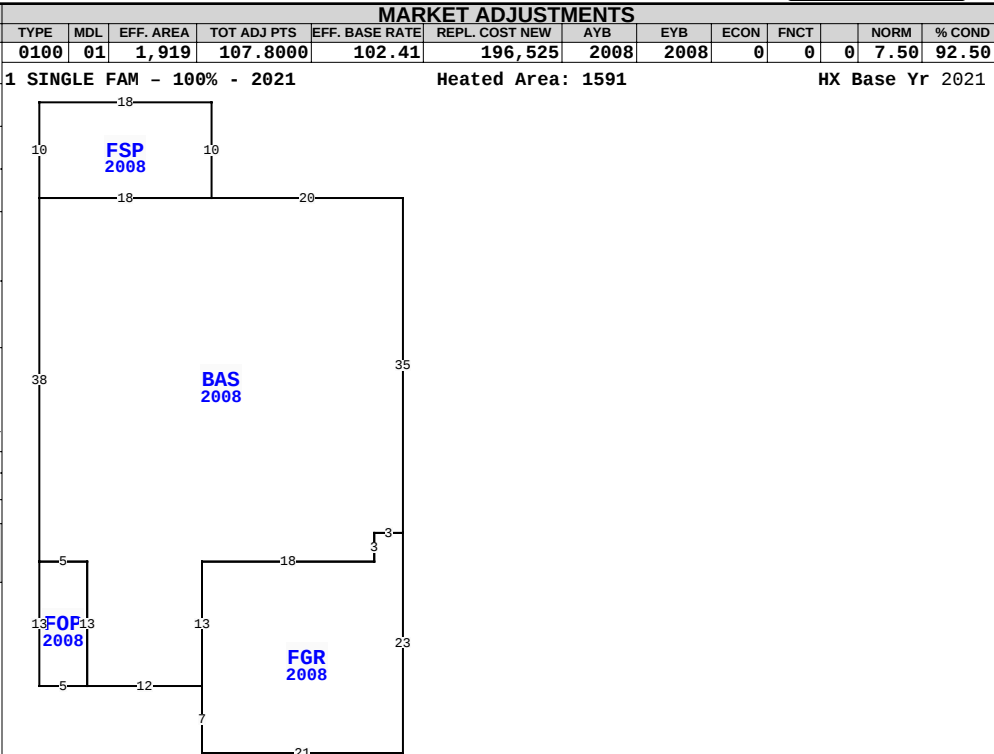
11-2N-26-2051-0120-0000



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		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	1,591	100	1,591	150,714
FGR	429	55	236	22,356
FOP	65	30	20	1,894
FSP	180	40	72	6,821



TOTALS	2,265	1,919	181,786
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	844.00	SF	5.20	
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	

76383 TIMBERCREEK BLVD, YULEE	BLD DATE 08/19/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

LAND DESCRIPTION										TOTAL OB/XF 7,595									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										181,786									
TOTAL MARKET OB/XF VALUE										7,595									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										244,381									
SOH/AGL Deduction										57,959									
ASSESSED VALUE										186,422									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										131,422									
TOTAL JUST VALUE										244,381									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										236,310									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21767	ADDITION	2,000	08/01/2008
E20992	ELEC OTHER	1,500	07/01/2008
M13956	MECH OTHER	0	07/01/2008
C21538	CO ISSUED	0	06/01/2008
R11340	REPAIR/RRF	2,000	06/01/2008
B21538	NEW CONSTR	150,678	06/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2235/0474	11/01/2018	WD	Q	I	01	182,700			
GRANTOR: CRAVEN LORIE J									
GRANTEE: BRADLEY BRITTANY									
1583/1191	9/03/2008	WD	Q	I		165,600			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: CRAVEN LORIE J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W20 FSP=[YR=2008] N10 W18 S10 E18\$ W18 S38 FOP=[YR=2008] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2008] S7 E21 N23 W3 S3 W18 S13\$ N13 E18 N3 E3 N35\$.									