LOT 121
TIMBER CREEK PLANTATION #2
PB 7/165

**THIGPIN CHRISTOPHER**
76399 TIMBERCREEK BLVD
YULEE, FL 32097

**2024**

**11-2N-26-2051-0121-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

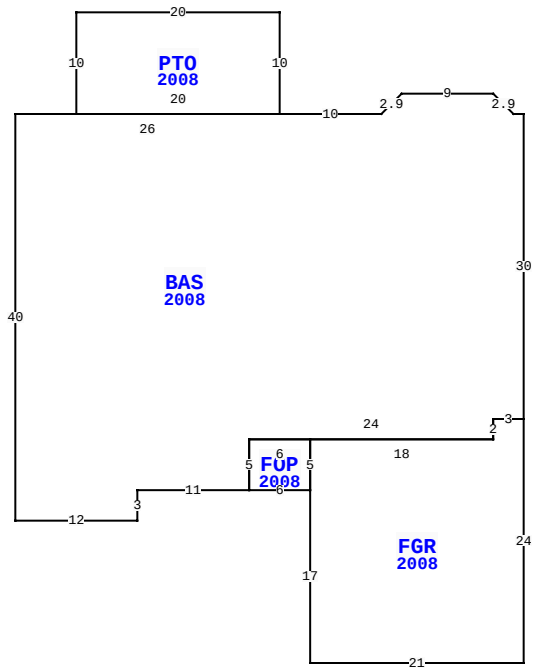
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,767 | 100 | 1,767 | 172,542 |
| FGR | 468 | 55 | 257 | 25,095 |
| FOP | 30 | 30 | 9 | 879 |
| PTO | 200 | 5 | 10 | 976 |
| TOTALS | 2,465 | | 2,043 | 199,493 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,043 | 110.6420 | 105.11 | 214,740 | 2008 | 2008 | 0 | 0 | 0 | 7.10 | 92.90 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1767 HX Base Yr 2023




76399 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 04/16/2008 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 199,493 |
| TOTAL MARKET OB/XF VALUE | | 4,453 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 258,946 |
| SOH/AGL Deduction | | 1,413 |
| ASSESSED VALUE | | 257,533 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 207,533 |
| TOTAL JUST VALUE | | 258,946 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21084 | CO ISSUED | 144,210 | 02/01/2008 |
| R11034 | REPAIR/RRF | 2,000 | 02/01/2008 |
| M13644 | MECH OTHER | 0 | 02/01/2008 |
| P13042 | OTHER | 0 | 02/01/2008 |
| B21084 | NEW CONSTR | 144,210 | 02/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2390/0688 | 8/31/2020 | WD | Q | I | 01 | 234,900 |
| GRANTOR: STATLER JASON MICHAEL | | | | | | |
| GRANTEE: THIGPIN CHRISTOPHER | | | | | | |
| 1757/0075 | 9/23/2011 | QC | U | I | 11 | 100 |
| GRANTOR: STATLER SANDRA | | | | | | |
| GRANTEE: STATLER JASON M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W1 U2 L2 W9 D2 L2 W10 PTO=[YR=2008] N10 W20 S10 E20$ W26 S40 E12 N3 E11 FOP=[YR=2008] E6 FGR=[YR=2008] S17 E21 N24 W3 S2 W18 S5$ N5 W6 S5$ N5 E24 N2 E3 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 872.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 89 | 4,036 | |
| 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 4,453

| 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