LOT 128
TIMBER CREEK PLANTATION #2
PB 7/165

SICOTTE JOSHUA D & KATHERINE R
76416 TIMBER CREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2051-0128-0000

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 80
Interior Floo	11	CLAY TILE 20
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

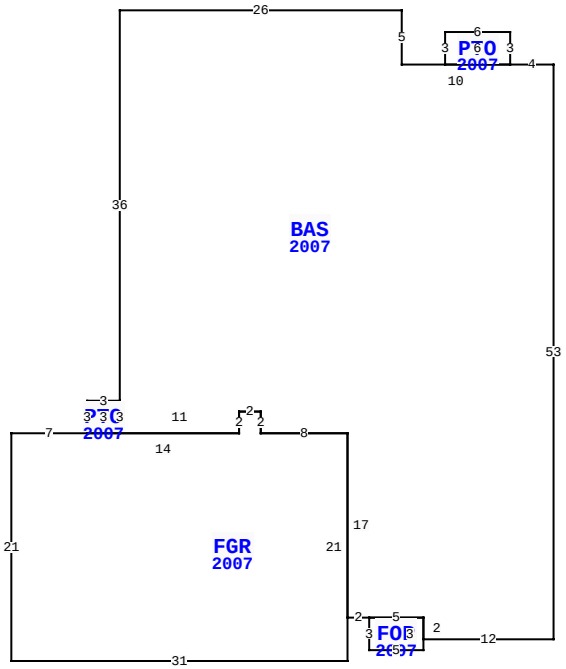
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	173,644
FGR	655	55	360	34,103
FOP	15	30	4	379
PTO	9	5	0	0
PTO	18	5	1	95
TOTALS	2,530		2,198	208,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	108.3880	102.97	226,328	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1833 HX Base Yr 2008



76416 TIMBERCREEK BLVD, YULEE

BLD DATE	02/12/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,222
TOTAL MARKET OB/XF VALUE		5,170
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,392
SOH/AGL Deduction		113,887
ASSESSED VALUE		154,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,505
TOTAL JUST VALUE		268,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18863	ELEC OTHER	1,500	03/01/2007
M12778	MECH OTHER	0	03/01/2007
C19419	CO ISSUED	0	02/01/2007
R10066	REPAIR/RRF	2,000	02/01/2007
B19419	NEW CONSTR	150,876	02/01/2007
P12137	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/0907	5/31/2007	WD	Q	I		213,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SICOTTE JOSHUA D &						
1464/1827	12/12/2006	WD	U	V	19	50,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 PTO=[YR=2007] N3 W6 S3 E6$ W10 N5 W26 S36 PTO=[YR=2007] W3 S3 FGR=[YR=2007] W7 S21 E31 N21 W8 N2 W2 S2 W14$ E3 N3$ S3 E11 N2 E2 S2 E8 S17 E2 FOP=[YR=2007] S3 E5 N3 W5$ E5 S2 E12 N53$.

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	1,415.00	SF	4.00	4.00	100	2007	2007	3	88	4,981	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2007	2007	3	88	189	

LAND DESCRIPTION

TOTAL OB/XF 5,170

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