LOT 2
TIMBER CREEK PLANTATION #3
PB 7/302

ROBERTSON IDA
76557 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

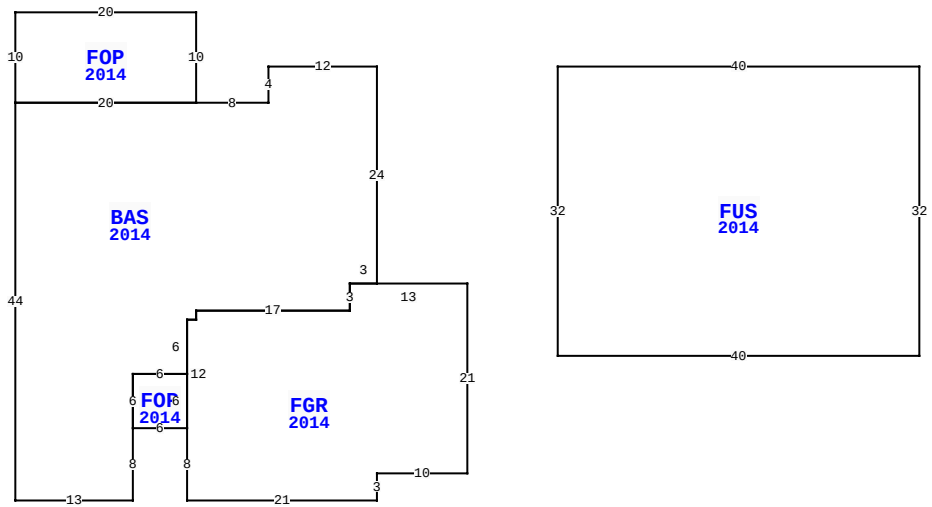
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,275	100	1,275	121,307
FGR	659	55	362	34,442
FOP	36	30	11	1,046
FOP	200	30	60	5,709
FUS	1,280	100	1,280	121,782
TOTALS	3,450		2,988	284,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,988	104.4340	99.21	296,439	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2555 HX Base Yr 2022



76557 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		284,285
TOTAL MARKET OB/XF VALUE		9,233
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,518
SOH/AGL Deduction		50,121
ASSESSED VALUE		298,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,397
TOTAL JUST VALUE		348,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429171	CO ISSUED	0	11/24/2014
B1429171	NEW CONSTR	302,835	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1091	12/24/2020	WD	Q	I	01	318,000
GRANTOR: FIGUEROA VICTOR M & M						
GRANTEE: ROBERTSON IDA						
2070/1707	9/09/2016	WD	Q	I	01	247,500
GRANTOR: MURAK KONRAD & MICHEL						
GRANTEE: FIGUEROA VICTOR M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 S4 W8 FOP=[YR=2014] N10 W20 S10 E20$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N3 E10 N21 W13 S3 W17 S1 W1 S12$ N6 W6 S6$ N6 E6 N6 E1 N1 E17 N3 E3 N24$ PTR=E20 FUS=[YR=2014] E40 S32 W40 N32$ W20$.

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	1,869.00	SF	5.20	5.20	100	2014	2014	3	95	9,233	

LAND DESCRIPTION

TOTAL OB/XF 9,233

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	000134	C	SFR POND	100		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