

LOT 4
IN OR 1979/1086
TIMBER CREEK PLANTATION #3

LIND KYLE JAMES & CANDICE ANNALOUISE
76573 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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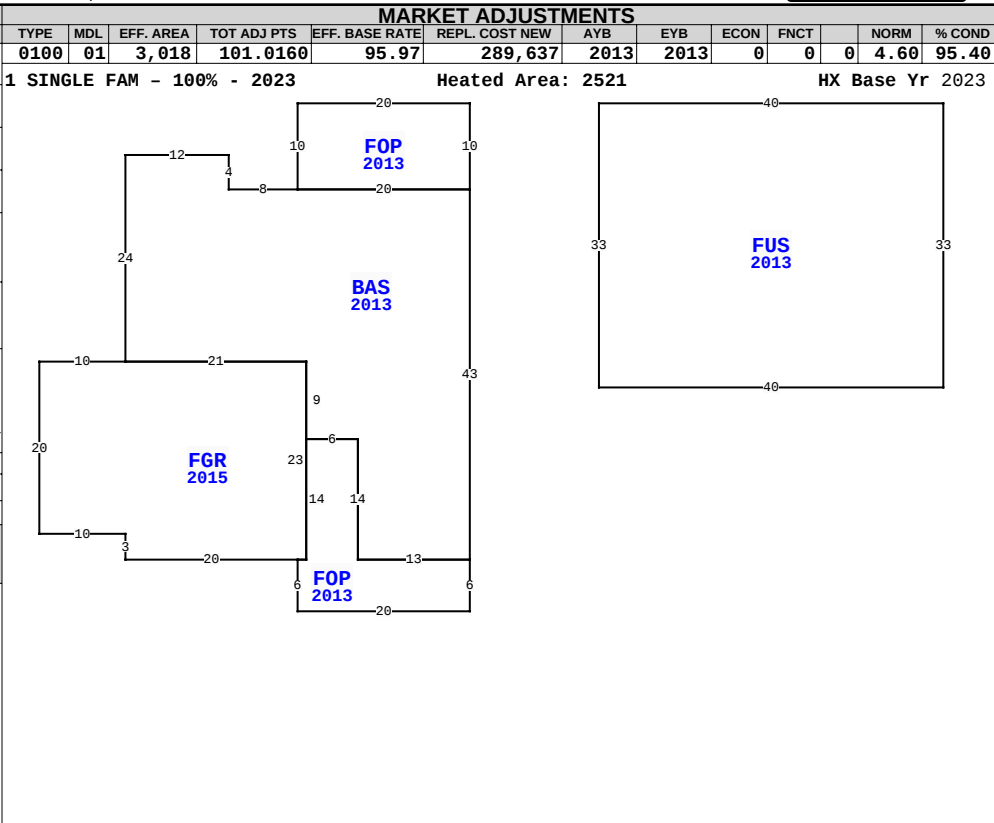
NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,201	100	1,201	109,958
FGR	683	55	376	34,425
FOP	200	30	60	5,493
FOP	204	30	61	5,585
FUS	1,320	100	1,320	120,853

TOTALS	3,608		3,018	276,314
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00
4	0810	CONCRETE A	0	100	0	0	1,850.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00



76573 TIMBERCREEK BLVD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	2013	2013	3	94	1,283	
2	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	100	2013	2013	3	94	3,046	
3	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2013	2013	3	71	2,215	
4	0810	CONCRETE A	0	100	0	0	1,850.00	SF	6.50	6.50	100	2015	2015	3	95	11,424	

TOTAL OB/XF										17,968							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	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										276,314				
TOTAL MARKET OB/XF VALUE										17,968				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										349,282				
SOH/AGL Deduction										2,039				
ASSESSED VALUE										347,243				
TOTAL EXEMPTION VALUE										55,000				VX HX HB
BASE TAXABLE VALUE										292,243				
TOTAL JUST VALUE										349,282				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										337,129				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327088	C0 ISSUED	0	05/12/2015
B1327088	C0 ISSUED	0	07/02/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1979/1086	5/12/2015	SW	Q	I	01	256,000	
GRANTOR:KB HOME JACKSONVILLE							
GRANTEE:LIND KYLE JAMES & C							
1731/1512	3/31/2011	WD	U	I	30	1,920,000	
GRANTOR:TIMBER CREEK II LLC							
GRANTEE:KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2013] W20 S10 BAS=[YR=2013] W8 N4 W12 S24									
FGR=[YR=2015] W10 S20 E10 S3 E20 FOP=[YR=2013] S6 E20 N6 W13									
N14 W6 S14 W1\$ E1 N23 W21\$ E21 S9 E6 S14 E13 N43 W20\$ E20									
N10\$ PTR=E15 FUS=[YR=2013] E40 S33 W40 N33\$ W15\$.									