

LOT 5
IN OR 1947/1710
TIMBER CREEK PLANTATION #3

MORANT RODNEY K & UTE
76581 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,781	100	1,781	175,068
FGR	657	55	361	35,485
FSP	89	40	36	3,539
FSP	232	40	93	9,142
PTO	216	5	11	1,081
TOTALS	2,975		2,282	224,315

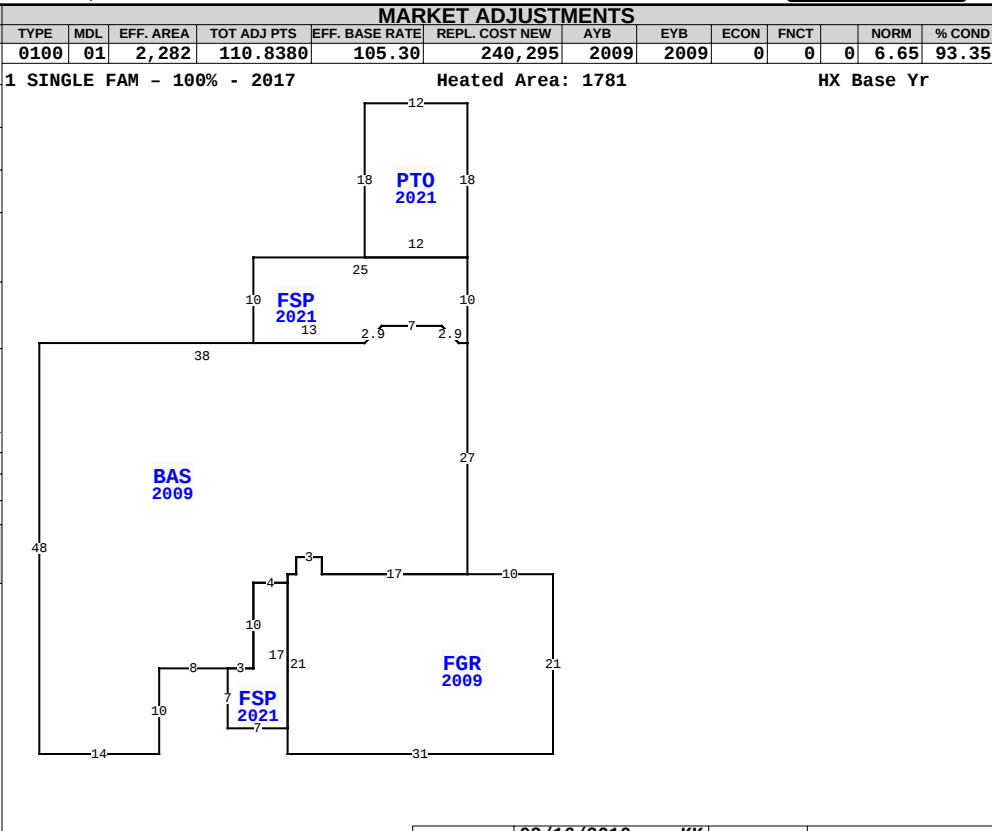
EXTRA FEATURES

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	0812	CONCRETE C	0 100	0 0	1,703.00	SF	4.00	4.00	100	2009	2009	3	90	6,131	
2	0810	CONCRETE A	0 100	11 3	33.00	SF	6.50	6.50	100	2009	2009	3	90	193	

LAND DESCRIPTION

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	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 12/16/2021 BY KB



76581 TIMBERCREEK BLVD, YULEE

BLD DATE	03/16/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 6,324

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	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							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				224,315				
TOTAL MARKET OB/XF VALUE				6,324				
TOTAL LAND VALUE - MARKET				55,000				
TOTAL MARKET VALUE				285,639				
SOH/AGL Deduction				95,488				
ASSESSED VALUE				190,151				
TOTAL EXEMPTION VALUE				13	190,151			
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				285,639				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				275,624				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
21004936		ADDITION		3,948		04/20/2021		
C22373		CO ISSUED		0		01/18/2011		
E21710		ELEC OTHER		1,500		04/01/2009		
M14462		MECH OTHER		0		04/01/2009		
P13714		OTHER		0		04/01/2009		
R11813		REPAIR/RRF		2,000		04/01/2009		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1710		11/14/2014		SW	Q	I	02	193,000
GRANTOR:KB HOME JACKSONVILLE								
GRANTEE:MORANT RODNEY K & U								
1605/1628		2/17/2009		WD	U	V	30	45,000
GRANTOR:TIMBER CREEK LLC								
GRANTEE:KB HOME JAX LLC								

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1710	11/14/2014	SW	Q	I	02	193,000

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: MORANT RODNEY K & U

1605/1628 2/17/2009 WD U V 30 45,000

GRANTOR: TIMBER CREEK LLC

GRANTEE: KB HOME JAX LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W10 BAS=[YR=2009] N27 FSP=[YR=2021] N10

PTO=[YR=2021] N18 W12 S18 E12\$ W25 S10 E13 U2 R2 E7 D2 R2

E1 \$ W1 U2 L2 W7 D2 L2 W38 S48 E14 N10 E8 FSP=[YR=2021]

S7 E7 N17 W4 S10 W3\$ E3 N10 E4 N1 E1 N2 E3 S2 E17\$ W17 N2 W3

S2 W1 S21 E31 N21\$.

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