

LOT 8
TIMBER CREEK PLANTATION #3
PB 7/302

ZIRBEL MICAH LESTER DANIEL & JACINDA MARIE
76605 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0008-0000

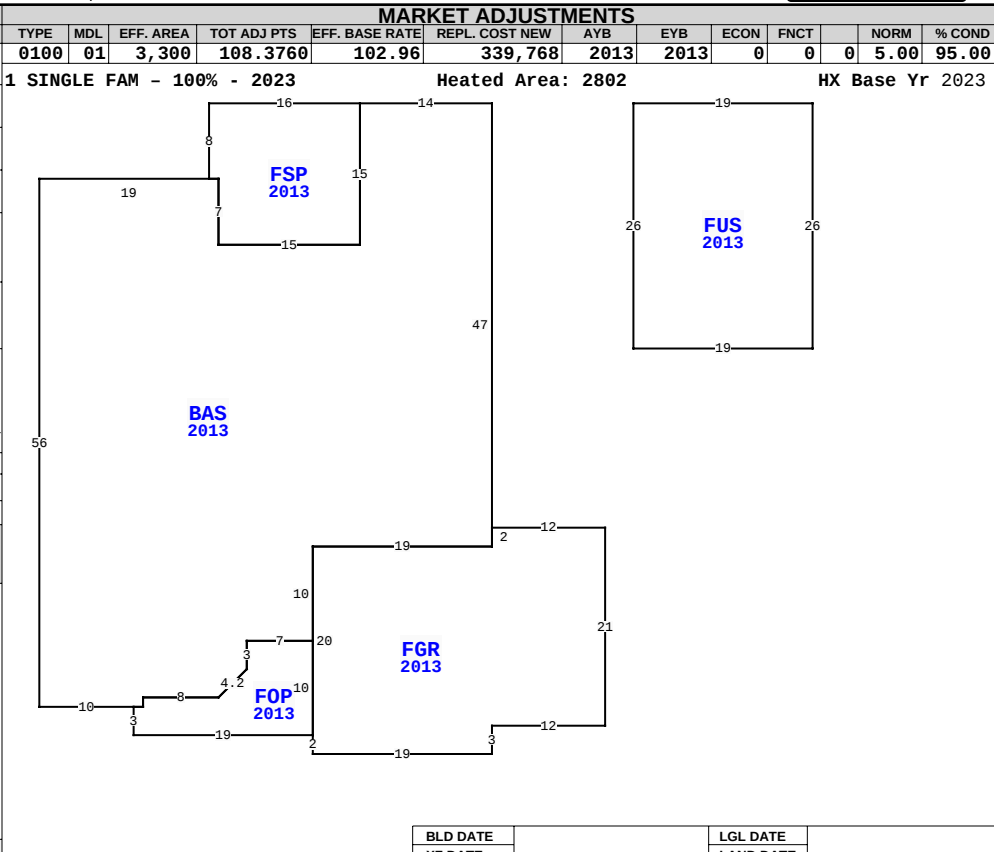


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2,308	225,750
FGR	670	55	368	35,995
FOP	122	30	37	3,620
FSP	233	40	93	9,096
FUS	494	100	494	48,319
TOTALS	3,827		3,300	322,780

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,917.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	



76605 TIMBERCREEK BLVD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,780	
TOTAL MARKET OB/XF VALUE		13,800	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		391,580	
SOH/AGL Deduction		2,860	
ASSESSED VALUE		388,720	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		333,720	
TOTAL JUST VALUE		391,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,398	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226726	CO ISSUED	0	08/22/2013
B1327491	REPAIR/RRF	1,700	07/01/2013
B1226726	NEW CONSTR	327,564	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1950	2/20/2022	WD	Q	I	01	465,000
GRANTOR: WEBB BRYAN K & DONNA						
GRANTEE: ZIRBEL MICAH LESTER						
1874/1494	8/16/2013	WD	Q	I	02	225,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEBB BRYAN K & DONN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W14 FSP=[YR=2013] W16 S8 E1 S7 E15 N15\$ S15 W15 N7 W19 S56 E10 FOP=[YR=2013] S3 E19 FGR=[YR=2013] S2 E19 N3 E12 N21 W12 S2 W19 S20\$ N10 W7 S3 L3 D3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N10 E19 N47\$ PTR= E15 FUS=[YR=2013] E19 S26 W19 N26\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF 13,800									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		