LOT 12
TIMBER CREEK PLANTATION #3
PB 7/302

WOLCOTT GEORGE A JR & LORA B
76629 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

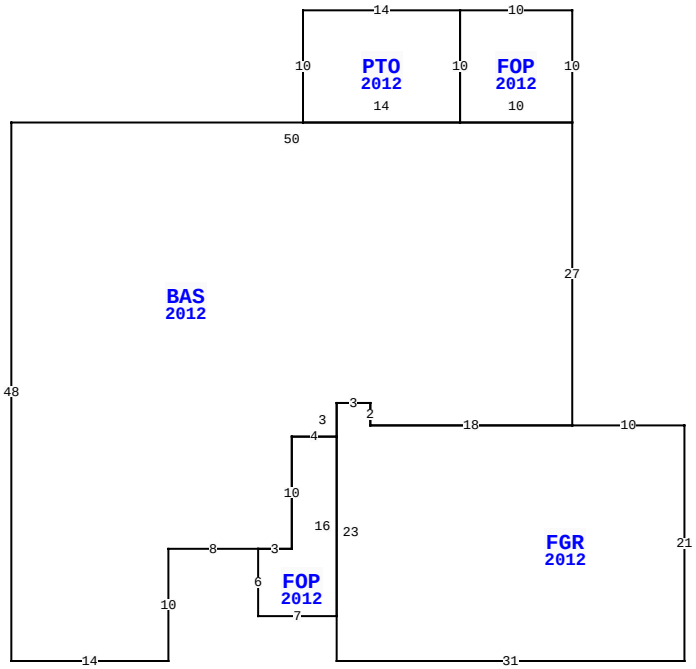
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,763	100	1,763	167,973
FGR	657	55	361	34,395
FOP	82	30	25	2,382
FOP	100	30	30	2,859
PTO	140	5	7	667
TOTALS	2,742		2,186	208,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	105.7420	100.45	219,584	2012	2012	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2013 Heated Area: 1763 HX Base Yr 2013



76629 TIMBERCREEK BLVD, YULEE

BLD DATE	07/31/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,275
TOTAL MARKET OB/XF VALUE		8,160
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,435
SOH/AGL Deduction		114,095
ASSESSED VALUE		157,340
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,340
TOTAL JUST VALUE		271,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25289	ELEC OTHER	0	08/01/2012
B25609	CO ISSUED	0	05/09/2012
E24888	NEW CONSTR	0	03/01/2012
M16993	H/AC	0	03/01/2012
P15780	NEW CONSTR	0	03/01/2012
B25609	NEW CONSTR	213,284	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1804/1085	7/09/2012	WD	Q	I	02	154,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WOLCOTT GEORGE A JR						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N27 FOP=[YR=2012] N10 W10 PTO=[YR=2012] W14 S10 E14 N10$ S10 E10$ W50 S48 E14 N10 E8 FOP=[YR=2012] S6 E7 N16 W4 S10 W3$ E3 N10 E4 N3 E3 S2 E18$ W18 N2 W3 S23 E31 N21$.

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	2,140.00	SF	4.00	4.00	100	2012	2012	3	93	7,961	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2012	2012	3	93	199	

LAND DESCRIPTION

TOTAL OB/XF 8,160

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	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS