LOT 22
TIMBER CREEK PLANTATION #3
PB 7/302

BOWAN STEPHEN & CHELSIA
76709 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

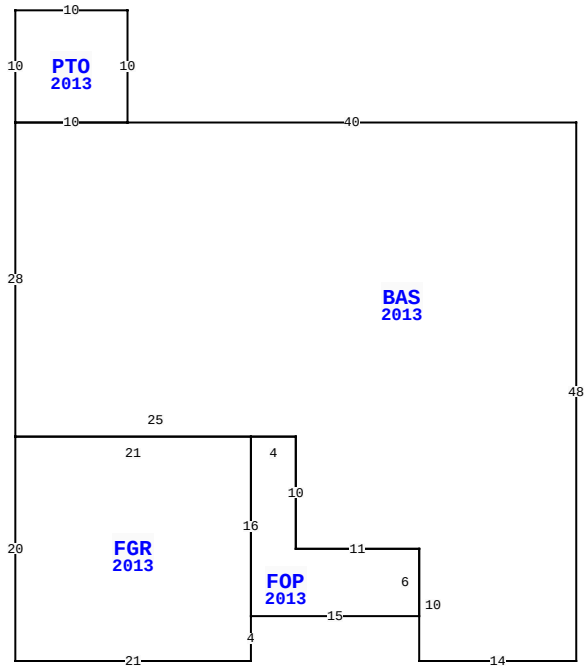
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,790	100	1,790	181,883
FGR	420	55	231	23,472
FOP	130	30	39	3,963
PTO	100	5	5	508
TOTALS	2,440		2,065	209,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	112.1120	106.51	219,943	2013	2013	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1790 HX Base Yr 2021



76709 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		209,826
TOTAL MARKET OB/XF VALUE		6,037
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		270,863
SOH/AGL Deduction		62,013
ASSESSED VALUE		208,850
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,850
TOTAL JUST VALUE		270,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327651	CO ISSUED	0	12/27/2013
B1327651	NEW CONSTR	296,783	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/494	2/28/2024	WD	Q	I	01	320,000
GRANTOR: SHEARER KYLE DANIEL						
GRANTEE: BOWAN STEPHEN & CHE						
2393/0384	9/17/2020	WD	Q	I	01	235,000
GRANTOR: WALLS CHRISTIAN						
GRANTEE: SHEARER KYLE DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40 PTO=[YR=2013] N10 W10 S10 E10$ W10 S28
FGR=[YR=2013] S20 E21 N4 FOP=[YR=2013] E15 N6 W11 N10 W4 S16$
N16 W21$ E25 S10 E11 S10 E14 N48$.

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	1,235.00	SF	5.20	5.20	100	2013	2013	3	94	6,037	

LAND DESCRIPTION

TOTAL OB/XF 6,037

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	000100	C	SFR	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