LOT 25
IN OR 2065/1622
TIMBER CREEK PLANTATION #3

MCCAULEY BRIAN D JR & MICHELLE
76554 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

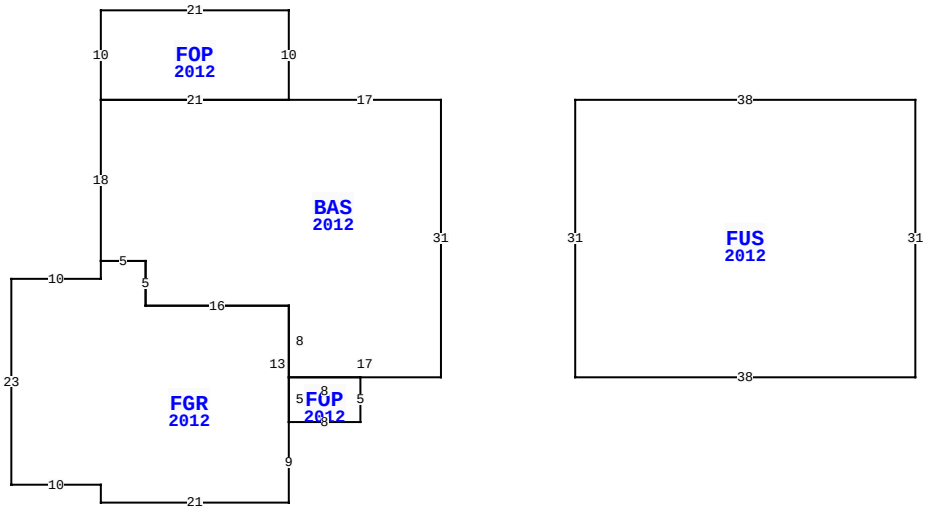
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	985	100	985	94,739
FGR	717	55	394	37,895
FOP	40	30	12	1,154
FOP	210	30	63	6,059
FUS	1,178	100	1,178	113,303
TOTALS	3,130		2,632	253,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	107.1360	101.78	267,885	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2163 HX Base Yr 2018



76554 TIMBERCREEK BLVD, YULEE

BLD DATE	10/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,151
TOTAL MARKET OB/XF VALUE		7,126
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,277
SOH/AGL Deduction		96,661
ASSESSED VALUE		218,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,616
TOTAL JUST VALUE		315,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226232	CO ISSUED	0	10/24/2012
B26232	NEW CONSTR	250,408	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/1622	8/17/2016	WD	Q	I	01	201,200
GRANTOR: SLOAN BRYAN & TABATHA						
GRANTEE: MCCAULEY BRIAN D JR						
1822/0491	10/24/2012	WD	Q	I	02	189,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SLOAN BRYAN & TABAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N10 W21 S10 E21$ W21 S18
FGR=[YR=2012] S2 W10 S23 E10 S2 E21 N9 FOP=[YR=2012] E8 N5
W8 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15
FUS=[YR=2012] E38 S31 W38 N31$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,828.00	SF	4.00	4.00	100	2012	2012	3	93	6,800	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2012	2012	3	93	326	

LAND DESCRIPTION

TOTAL OB/XF 7,126

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	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 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