LOT 33
TIMBER CREEK PLANTATION #3
PB 7/302

COURSEY MICHAEL/
PO BOX 503
CALLAHAN, FL 32011

2024

11-2N-26-2052-0033-0000

BUILDING CHARACTERISTICS

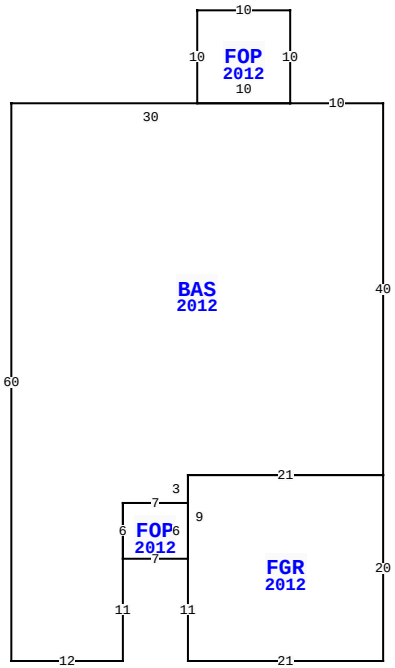
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,861	100	1,861	176,832
FGR	420	55	231	21,950
FOP	42	30	13	1,235
FOP	100	30	30	2,851
TOTALS	2,423		2,135	202,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	105.8400	100.55	214,674	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1861 HX Base Yr



76618 TIMBERCREEK BLVD, YULEE

BLD DATE	06/28/2012 KK	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	202,867
TOTAL MARKET OB/XF VALUE	4,381
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	262,248
SOH/AGL Deduction	14,155
ASSESSED VALUE	248,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,093
TOTAL JUST VALUE	262,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25491	CO ISSUED	0	03/30/2012
E24678	NEW CONSTR	0	02/01/2012
P15601	NEW CONSTR	0	01/01/2012
B25491	NEW CONSTR	210,924	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/12/2018	CN	Q	I	01	193,000
GRANTOR: WILLIS DAVID W SR & S						
GRANTEE: COURSEY MICHAEL						
1819/1036	9/20/2012	WD	Q	I	02	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WILLIS DAVID W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 FOP=[YR=2012] N10 W10 S10 E10$ W30 S60 E12 N11 FOP=[YR=2012] E7 FGR=[YR=2012] S11 E21 N20 W21 S9$ N6 W7 S6$ N6 E7 N3 E21 N40$.

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	0	0	0	1,080.00	SF	4.00	4.00	100	2012	2012	3	93	4,018	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	93	363	

LAND DESCRIPTION

TOTAL OB/XF 4,381

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	000134	C	SFR POND	0	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