LOT 36
IN OR 1789/1191
TIMBER CREEK PLANTATION #3

MOTTA LUIS O
76642 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0036-0000

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	11	CLAY TILE 100
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

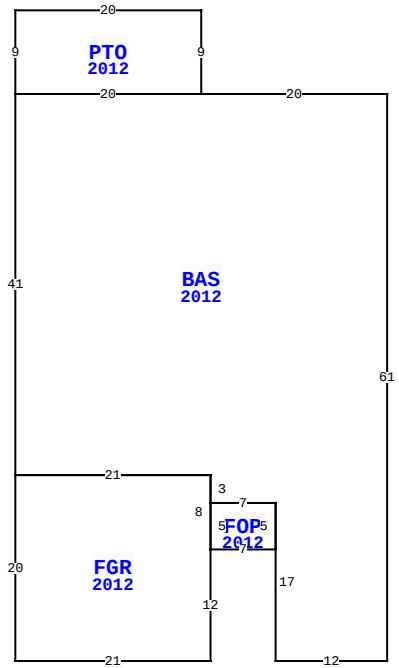
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	204,041
FGR	420	55	231	24,794
FOP	35	30	10	1,074
PTO	180	5	9	966
TOTALS	2,536		2,151	230,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	119.5600	113.58	244,311	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1901 HX Base Yr 2013



76642 TIMBERCREEK BLVD, YULEE

BLD DATE	08/01/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,874
TOTAL MARKET OB/XF VALUE		4,329
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,203
SOH/AGL Deduction		122,729
ASSESSED VALUE		167,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,474
TOTAL JUST VALUE		290,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25587	CO ISSUED	0	04/16/2012
E24722	NEW CONSTR	0	02/01/2012
B25587	NEW CONSTR	212,857	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1789/1191	4/05/2012	WD	Q	I	01	167,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MOTTA LUIS O						
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

BAS=[YR=2012] W20 PTO=[YR=2012] N9 W20 S9 E20$ W20 S41
FGR=[YR=2012] S20 E21 N12 FOP=[YR=2012] E7 N5 W7 S5$ N8
W21$ E21 S3 E7 S17 E12 N61$.

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	1,066.00	SF	4.00	4.00	100	2012	2012	3	93	3,966	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	93	363	

LAND DESCRIPTION

TOTAL OB/XF 4,329

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	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