LOT 41
IN OR 1854/112
TIMBER CREEK PLANTATION #3

SMIT MICHAEL R
76682 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

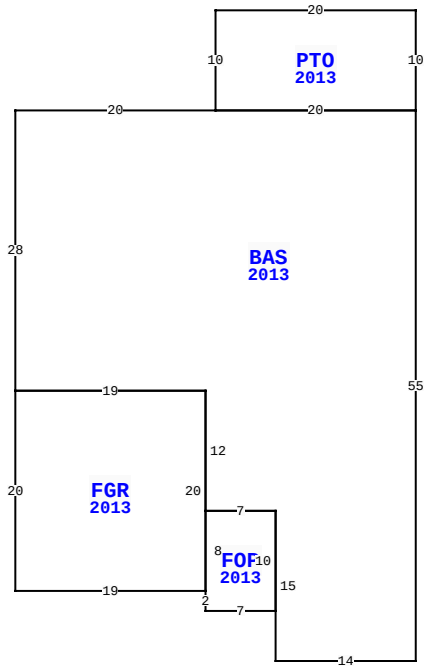
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,582	100	1,582	157,053
FGR	380	55	209	20,749
FOP	70	30	21	2,085
PTO	200	5	10	993
TOTALS	2,232		1,822	180,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	110.0000	104.50	190,399	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1582 HX Base Yr 2014



76682 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		180,879
TOTAL MARKET OB/XF VALUE		5,919
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,798
SOH/AGL Deduction		96,336
ASSESSED VALUE		145,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,462
TOTAL JUST VALUE		241,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326800	CO ISSUED	0	04/26/2013
B1326800	NEW CONSTR	179,928	01/01/2013
P1316330	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1854/0112	4/24/2013	WD	Q	I	01	155,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SMIT MICHAEL R						
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

PTO=[YR=2013] N10 W20 S10 BAS=[YR=2013] W20 S28
FGR=[YR=2013] S20 E19 FOP=[YR=2013] S2 E7 N10 W7 S8$ N20 W19$
E19 S12 E7 S15 E14 N55 W20$ E20$.

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	1,211.00	SF	5.20	5.20	100	2013	2013	3	94	5,919	

LAND DESCRIPTION

TOTAL OB/XF 5,919

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