LOT 44
IN OR 1765/1742
TIMBER CREEK PLANTATION #3

BECK BEVERLY S
76722 TIMBERCREEK BLVD
YULEE, FL 32097

**2024**

**11-2N-26-2052-0044-0000**

## BUILDING CHARACTERISTICS

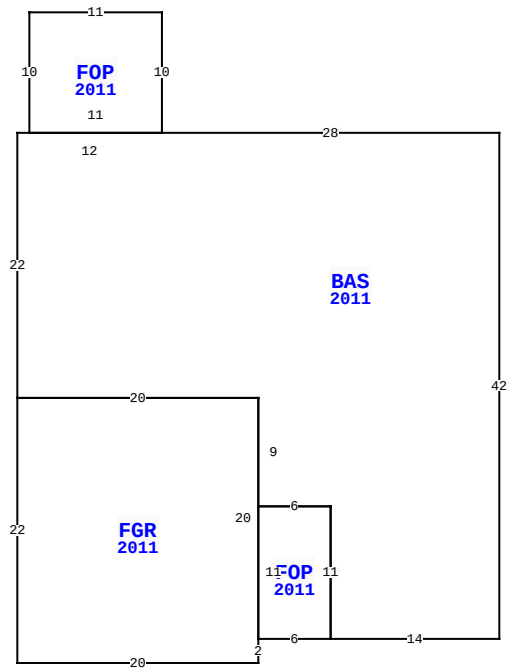
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 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 | 1,214 | 100 | 1,214 | 137,058 |
| FGR | 440 | 55 | 242 | 27,321 |
| FOP | 66 | 30 | 20 | 2,258 |
| FOP | 110 | 30 | 33 | 3,726 |
| TOTALS | 1,830 | | 1,509 | 170,363 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,509 | 122.7060 | 116.57 | 175,904 | 2011 | 2016 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2012 Heated Area: 1214 HX Base Yr 2012




76722 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/28/2011 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,363 |
| TOTAL MARKET OB/XF VALUE | | 4,139 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 229,502 |
| SOH/AGL Deduction | | 98,718 |
| ASSESSED VALUE | | 130,784 |
| TOTAL EXEMPTION VALUE | HX HB WX DX | 60,000 |
| BASE TAXABLE VALUE | | 70,784 |
| TOTAL JUST VALUE | | 229,502 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,863 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18002241 | REPAIR/RRF | 9,769 | 03/01/2018 |
| B25091 | CO ISSUED | 0 | 11/21/2011 |
| E23979 | NEW CONSTR | 0 | 10/01/2011 |
| M16600 | H/AC | 0 | 10/01/2011 |
| P14963 | NEW CONSTR | 0 | 09/01/2011 |
| B25091 | NEW CONSTR | 145,506 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1765/1742 | 11/18/2011 | WD | Q | I | 02 | 130,200 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: BECK BEVERLY S | | | | | | |
| 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=2011] W28 FOP=[YR=2011] N10 W11 S10 E11$ W12 S22
FGR=[YR=2011] S22 E20 N2 FOP=[YR=2011] E6 N11 W6 S11$ N20
W20$E20 S9 E6 S11 E14 N42$ .

## 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 | 1,076.00 | SF | 4.00 | 4.00 | 100 | 2011 | 2011 | 3 | 92 | 3,960 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 92 | 179 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,139

| 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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS