LOT 47
IN OR 1915/1523
TIMBER CREEK PLANTATION #3

CREECH BRANDON M & ALONA
76746 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

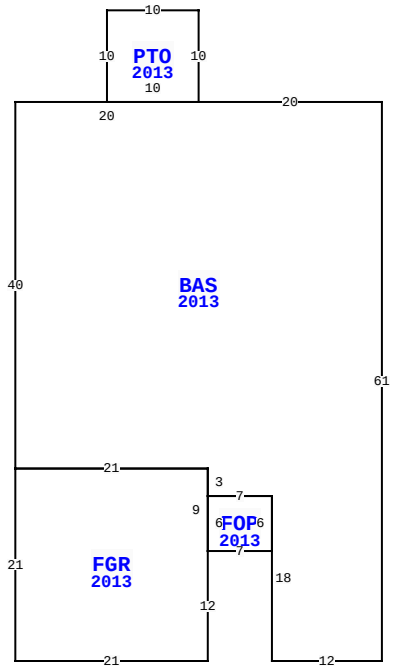
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,873	100	1,873	190,817
FGR	441	55	243	24,756
FOP	42	30	13	1,324
PTO	100	5	5	509
TOTALS	2,456		2,134	217,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	112.4060	106.79	227,890	2013	2013	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1873 HX Base Yr 2015



76746 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		217,407
TOTAL MARKET OB/XF VALUE		6,437
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,844
SOH/AGL Deduction		101,272
ASSESSED VALUE		177,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,572
TOTAL JUST VALUE		278,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327303	CO ISSUED	0	04/10/2014
B1327303	NEW CONSTR	219,668	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1523	4/15/2014	SW	Q	I	01	178,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CREECH BRANDON M &						
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=2013] W20 PTO=[YR=2013] N10 W10 S10 E10$ W20 S40
FGR=[YR=2013] S21 E21 N12 FOP=[YR=2013] E7 N6 W7 S6$ N9 W21$
E21 S3 E7 S18 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	0811	CONCRETE B	0	100	0	0	1,317.00	SF	5.20	5.20	100	2013	2013	3	94	6,437	

LAND DESCRIPTION

TOTAL OB/XF 6,437

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 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS