LOT 53
IN OR 2026/427
TIMBER CREEK PLANTATION #3

NAJERA HECTOR J & ZULEMA
6915 W PASADENA AVE
GLENDALE, AZ 85303

2024

11-2N-26-2052-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

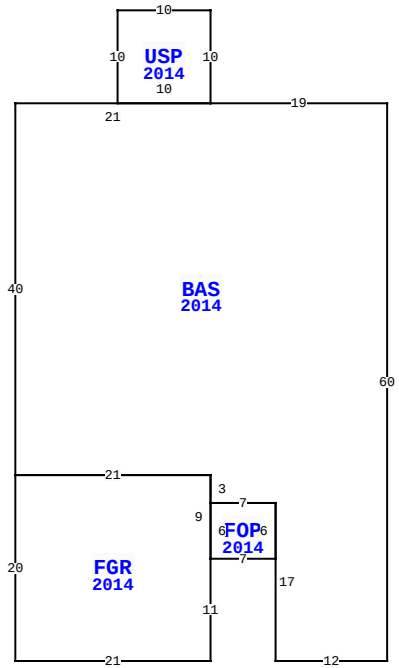
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	175,454
FGR	420	55	231	21,779
FOP	42	30	13	1,226
USP	100	30	30	2,828
TOTALS	2,423		2,135	201,286

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	103.4880	98.31	209,892	2014	2014	0	0	0	4.10	95.90

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



76794 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	201,286
TOTAL MARKET OB/XF VALUE	8,953
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	265,239
SOH/AGL Deduction	26,847
ASSESSED VALUE	238,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,392
TOTAL JUST VALUE	265,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429130	ADDITION	2,124	08/01/2014
B1428389	NEW CONSTR	0	07/17/2014
B1428389	CO ISSUED	0	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0427	1/28/2016	WD	Q	I	01	188,000
GRANTOR: MASON ROBERT E & JANE						
GRANTEE: NAJERA HECTOR J & Z						
1920/0562	5/22/2014	SW	Q	I	01	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MASON ROBERT E & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 USP=[YR=2014] N10 W10 S10 E10$ W21 S40
FGR=[YR=2014] S20 E21 N11 FOP=[YR=2014] E7 N6 W7 S6$ N9 W21$
E21 S3 E7 S17 E12 N60$.

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	0	0	0	1,136.00	SF	5.20	5.20	100	2014	2014	3	95	5,612	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2014	2014	3	87	3,341	

LAND DESCRIPTION

TOTAL OB/XF 8,953

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	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 04/28/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS