LOT 59
TIMBER CREEK PLANTATION #3
PB 7/302

WILKINS PAUL R & CHERYL L
76842 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0059-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

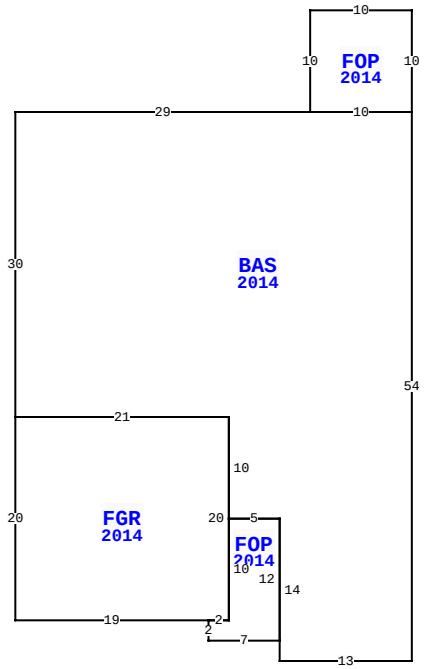
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	151,856
FGR	420	55	231	22,897
FOP	64	30	19	1,883
FOP	100	30	30	2,974
TOTALS	2,116		1,812	179,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	108.8000	103.36	187,288	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2020 Heated Area: 1532 HX Base Yr 2020



76842 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		179,609
TOTAL MARKET OB/XF VALUE		10,607
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,216
SOH/AGL Deduction		68,653
ASSESSED VALUE		176,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,563
TOTAL JUST VALUE		245,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429218	CO ISSUED	0	12/12/2014
B1429218	NEW CONSTR	187,628	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/0447	5/16/2019	WD	Q	I	01	218,000
GRANTOR: SELL SAMUEL C						
GRANTEE: WILKINS PAUL & CHER						
2021/1601	12/28/2015	WD	Q	I	01	140,000
GRANTOR: FERRELL STEPHEN J						
GRANTEE: SELL SAMUEL C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 S10 BAS=[YR=2014] W29 S30 FGR=[YR=2014] S20 E19 FOP=[YR=2014] S2 E7 N12 W5 S10 W2$ E2 N20 W21$ E21 S10 E5 S14 E13 N54 W10$ E10 N10$.

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	1,224.00	SF	5.20	5.20	100	2014	2014	3	95	6,047	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2019	2019	3	95	4,560	

LAND DESCRIPTION

TOTAL OB/XF 10,607

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		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