

LOT 74
IN OR 1756/1870
TIMBER CREEK PLANTATION #3

MEADE GORDON A
12528 DARBY AVE
ORLANDO, FL 32837

2024

11-2N-26-2052-0074-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 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	1,901	100	1,901	192,650
FGR	420	55	231	23,410
FOP	35	30	10	1,013
PTO	45	5	2	203
TOTALS	2,401		2,144	217,276

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2011
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2011
3	0462	ST/AL FNC	0	0	158	4	632.00	SF	10.00	10.00	100	2011

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	113.4840	107.81	231,145	2011	2011	0	0	0	6.00	94.00
1 SINGLE FAM - 0% - 0 Heated Area: 1901 HX Base Yr												
77230 COBBLESTONE DR, YULEE												
BLD DATE 12/05/2012 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE												

TOTAL OB/XF 7,312												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
PAGE 1 of 1 4												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 217,276												
TOTAL MARKET OB/XF VALUE 7,312												
TOTAL LAND VALUE - MARKET 55,000												
TOTAL MARKET VALUE 279,588												
SOH/AGL Deduction 14,551												
ASSESSED VALUE 265,037												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 265,037												
TOTAL JUST VALUE 279,588												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 270,111												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23924	ELEC OTHER	0	10/01/2011
C24600	CO ISSUED	0	07/08/2011
M16156	H/AC	0	05/01/2011
E23448	NEW CONSTR	0	05/01/2011
B24600	NEW CONSTR	209,241	04/01/2011
P14737	NEW CONSTR	0	04/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1756/1870	9/21/2011	WD	Q	I	01	170,300	
GRANTOR:KB HOME JACKSONVILLE							
GRANTEE:MEADE GORDON A							
1731/1512	3/31/2011	WD	U	I	30	1,920,000	
GRANTOR:TIMBER CREEK II LLC							
GRANTEE:KB HOME JACKSONVILL							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2011] W20 PTO=[YR=2011] N5 W9 S5 E9\$ W20 S61 E12 N12												
FOP=[YR=2011] E7 FGR=[YR=2011] S12 E21 N20 W21 S8\$ N5 W7 S5\$												
N5 E7 N3 E21 N41\$.												