

LOT 142
TIMBER CREEK PLANTATION #3
PB 7/302

CREWS CODY LEE & BRANDEE LYNN
78060 DUCKWOOD TRL
YULEE, FL 32097

2024

11-2N-26-2052-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	3,016	100	3,016	265,530
FGR	921	55	507	44,637
FOP	141	30	42	3,697
FOP	197	30	59	5,194
TOTALS	4,275		3,624	319,059

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,202.00	SF	4.00	
3	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	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	3,624	99.8100	94.82	343,628	2008	2008	0	0	0	7.15	92.85	
1 SINGLE FAM - 100% - 2024 Heated Area: 3016 HX Base Yr													
BLD DATE 04/17/2008 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

TOTAL OB/XF 7,620													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3
2	0812	CONCRETE C	0 100	0	0	1,202.00	SF	4.00	4.00	100	2008	2008	3
3	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2008	2008	3

TOTAL OB/XF 7,620													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3
2	0812	CONCRETE C	0 100	0	0	1,202.00	SF	4.00	4.00	100	2008	2008	3
3	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2008	2008	3

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		319,059	
TOTAL MARKET OB/XF VALUE		7,620	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		381,679	
SOH/AGL Deduction		0	
ASSESSED VALUE		381,679	
TOTAL EXEMPTION VALUE		13	381,679
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		381,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20251	ELEC OTHER	2,000	11/01/2007
M13420	MECH OTHER	0	11/01/2007
C20419	C0 ISSUED	0	08/20/2007
B20419	NEW CONSTR	275,748	08/20/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2665/1845	8/14/2023	WD	Q	I	02	480,000	
GRANTOR: COFFMAN MICHAEL J & A							
GRANTEE: CREWS CODY LEE & BR							
2373/0028	6/30/2020	WD	Q	I	01	325,000	
GRANTOR: STEFANSKI MITCHELL &							
GRANTEE: COFFMAN MICHAEL J &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2008] W9 FOP=[YR=2008] N6 W31 S9 E17 N3 U4 R4 E6 D4 R4 \$ U4 L4 W6 D4 L4 S3 W17 N9 U3 L3 W9 D3 L3 S63 E12 N4 FOP=[YR=2008] E18 N5 W4 U3 L3 N3 W7 S3 D3 L3 W1 S5\$ N5 E1 U3 R3 N3 E7 S3 D3 R3 E4 S9 FGR=[YR=2014] S36 E25 N36 W8 N3 W7 S3 W10\$ E10N3 E7 S3 E8 N57\$.									