LOT 157
TIMBER CREEK PLANTATION #3
PB 7/302

BONILLA MICHAEL SR
76845 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0157-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

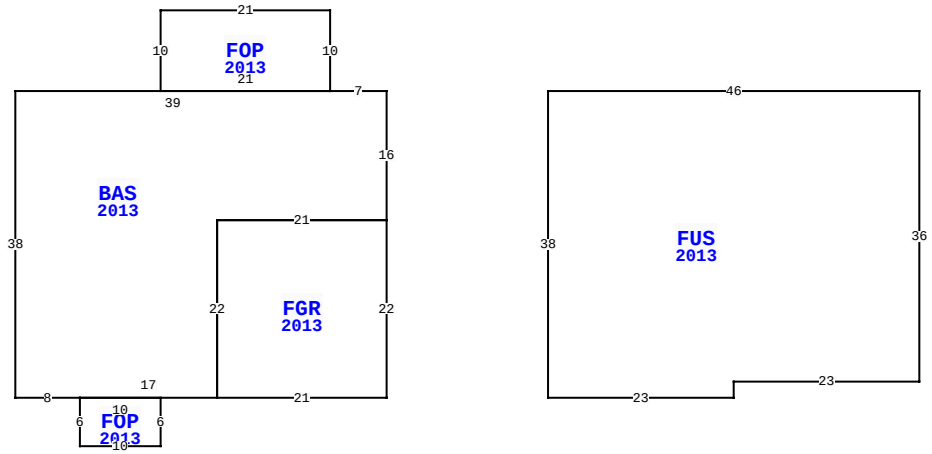
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,286	100	1,286	111,090
FGR	462	55	254	21,942
FOP	60	30	18	1,555
FOP	210	30	63	5,443
FUS	1,702	100	1,702	147,027
TOTALS	3,720		3,323	287,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,323	95.3120	90.55	300,898	2013	2013	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2021 Heated Area: 2988 HX Base Yr 2021



76845 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		287,057
TOTAL MARKET OB/XF VALUE		6,185
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,242
SOH/AGL Deduction		108,787
ASSESSED VALUE		239,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,455
TOTAL JUST VALUE		348,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327592	CO ISSUED	0	03/13/2014
B1327592	NEW CONSTR	324,192	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1362	2/28/2024	QC	U	I	11	100
GRANTOR: PEREZ CAROLYN						
GRANTEE: BONILLA MICHAEL SR						
2363/1697	5/20/2020	QC	U	I	11	92,200
GRANTOR: BONILLA MICHAEL SR						
GRANTEE: BONILLA MICHAEL SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W7 FOP=[YR=2013] N10 W21 S10 E21$ W39 S38 E8FOP=[YR=2013] S6 E10 N6 W10$ E17 FGR=[YR=2013] E21 N22 W21 S22$ N22 E21 N16$ PTR=E20 FUS=[YR=2013] E46 S36 W23 S2 W23 N38 $ W20$.

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	1,252.00	SF	5.20	5.20	100	2014	2014	3	95	6,185	

LAND DESCRIPTION

TOTAL OB/XF 6,185

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