LOT 163
IN OR 1933/1819
TIMBER CREEK PLANTATION #3

SIERRA-ESTRADA RICARDO R/GARCIA-ESQUILIN DANISA
76893 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0163-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

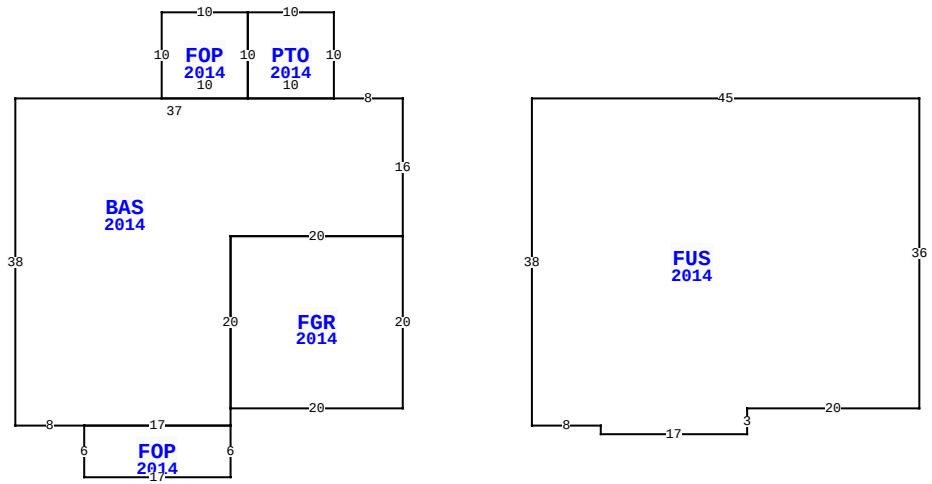
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,270	100	1,270	117,945
FGR	400	55	220	20,431
FOP	100	30	30	2,786
FOP	102	30	31	2,879
FUS	1,687	100	1,687	156,671
PTO	100	5	5	464
TOTALS	3,659		3,243	301,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,243	101.9360	96.84	314,052	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2015 Heated Area: 2957 HX Base Yr 2015



76893 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		301,176
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		362,376
SOH/AGL Deduction		110,206
ASSESSED VALUE		252,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,170
TOTAL JUST VALUE		362,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428739	CO ISSUED	0	08/21/2014
B1428739	NEW CONSTR	332,190	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/1819	8/22/2014	SW	Q	I	01	241,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SIERRA-ESTRADA RICA						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 PTO=[YR=2014] N10 W10 FOP=[YR=2014] W10 S10 E10 N10$ S10 E10$ W37 S38 E8 FOP=[YR=2014] S6 E17 N6 W17$ E17 N2 FGR=[YR=2014] E20 N20 W20 S20$ N20 E20 N16$ PTR=E15 FUS=[YR=2014] E45 S36 W20 S3 W17 N1 W8 N38$ W15$.

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	1,255.00	SF	5.20	5.20	100	2014	2014	3	95	6,200	

LAND DESCRIPTION

TOTAL OB/XF 6,200

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