

LOT 166
IN OR 1960/1820
TIMBER CREEK PLANTATION #3

JONES CHRISTOPHER T & PAIGE N
76917 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0166-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	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	1,251	100	1,251	127,176
FGR	629	55	346	35,175
FOP	200	30	60	6,100
FOP	204	30	61	6,201
FUS	1,280	100	1,280	130,124
TOTALS	3,564		2,998	304,776

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,198.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	580.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,998	112.0480	106.45	319,137	2014	2014	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2531 HX Base Yr 2017											

76917 TIMBERCREEK BLVD, YULEE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,198.00	SF	4.00	4.00	100	2014	2014	3	95	8,352		
336.00	SF	85.00	85.00	100	2018	2018	3	87	24,847		
580.00	SF	10.00	10.00	100	2018	2018	3	97	5,626		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										304,776	
TOTAL MARKET OB/XF VALUE										38,825	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										398,601	
SOH/AGL Deduction										120,589	
ASSESSED VALUE										278,012	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										228,012	
TOTAL JUST VALUE										398,601	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										385,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003652	SWIM POOL	35,431	06/01/2017
B1428740	CO ISSUED	0	09/17/2014
B1428740	NEW CONSTR	306,423	05/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1960/1820	1/30/2015	SW	Q	I	01	239,000			
GRANTOR:KB HOME JACKSONVILLE									
GRANTEE: JONES CHRISTOPHER T									
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											
FOP=[YR=2014] W20 S10 BAS=[YR=2014] W9 N4 W11 S24 FGR=[YR=2014] W10 S20 E10 S3 E20 FOP=[YR=2014] S6 E20 N6 W13 N14 W6 S14 W1\$ E1 N20 W18 N3 W3\$ E3 S3 E18 S6 E6 S14 E13 N43 W20\$ E20 N10\$ PTR=E20 FUS=[YR=2014] E40 S32 W40 N32\$ W20\$.											