LOT 182
IN OR 1960/1269
TIMBER CREEK PLANTATION #3

CROSS PHILIP & SHEILA
76898 TIMBERCREEK BLVD
YULEE, FL 32097

2024

11-2N-26-2052-0182-0000

BUILDING CHARACTERISTICS

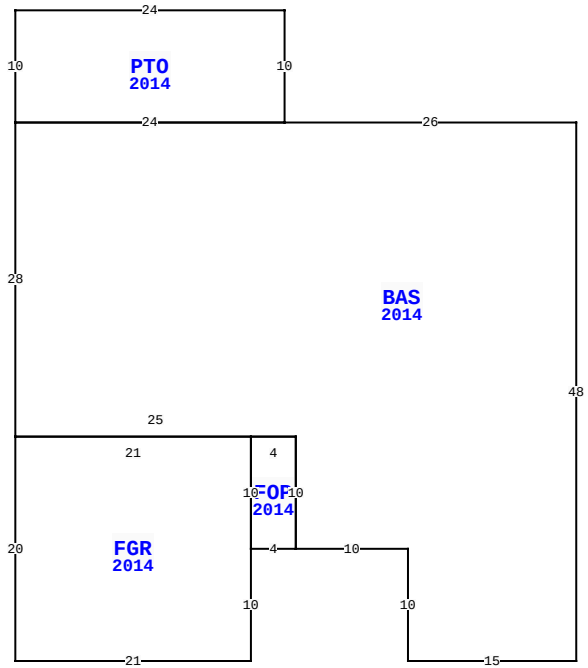
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,800	100	1,800	171,308
FGR	420	55	231	21,984
FOP	40	30	12	1,142
PTO	240	5	12	1,142
TOTALS	2,500		2,055	195,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	104.4680	99.24	203,938	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2016 Heated Area: 1800 HX Base Yr 2016



76898 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,577
TOTAL MARKET OB/XF VALUE		5,819
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,396
SOH/AGL Deduction		87,351
ASSESSED VALUE		169,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,045
TOTAL JUST VALUE		256,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429312	NEW CONSTR	0	12/11/2014
B1429312	NEW CONSTR	221,830	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1269	1/30/2015	SW	Q	I	02	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CROSS PHILIP & SHEI						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 PTO=[YR=2014] N10 W24 S10 E24$ W24 S28
FGR=[YR=2014] S20 E21 N10 FOP=[YR=2014] E4 N10 W4 S10$ N10
W21$ E25 S10 E10 S10 E15 N48$.

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	1,178.00	SF	5.20	5.20	100	2014	2014	3	95	5,819	

LAND DESCRIPTION

TOTAL OB/XF 5,819

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 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS