LOT 204
TIMBER CREEK PLANTATION #3
PB 7/302

ARCHER THOMAS & RENEE
78005 TURNBERRY CT
YULEE, FL 32097

2024

11-2N-26-2052-0204-0000

BUILDING CHARACTERISTICS

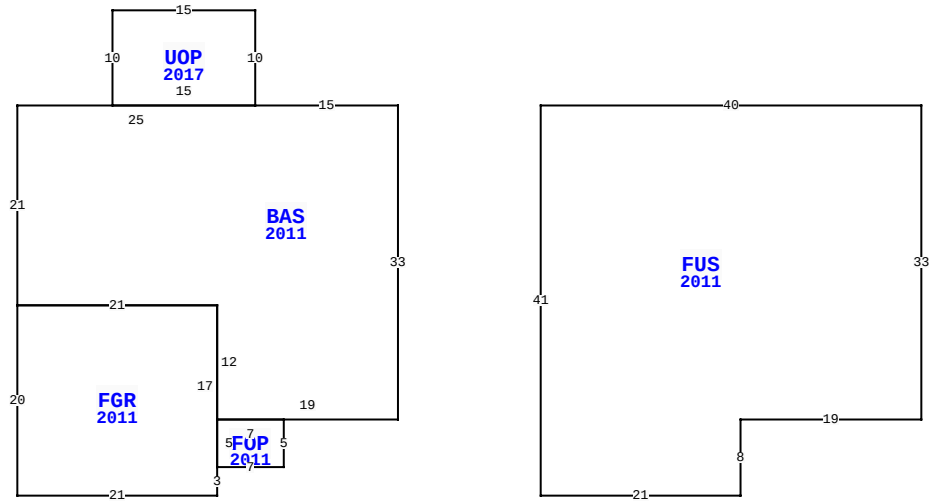
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,068	100	1,068	101,074
FGR	420	55	231	21,862
FOP	35	30	10	947
FUS	1,488	100	1,488	140,823
UOP	150	20	30	2,839
TOTALS	3,161		2,827	267,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,827	105.9840	100.68	284,622	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2556 HX Base Yr 2020



78005 TURNBERRY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,545
TOTAL MARKET OB/XF VALUE		2,915
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,460
SOH/AGL Deduction		144,633
ASSESSED VALUE		180,827
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,827
TOTAL JUST VALUE		325,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429551	ADDITION	2,574	11/01/2014
C24060	CO ISSUED	0	01/13/2011
M15743	H/AC	0	11/01/2010
P14502	NEW CONSTR	0	10/01/2010
B24060	NEW CONSTR	267,184	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/1151	8/23/2019	WD	Q	I	01	265,000
GRANTOR: HOY SCOTT KERRY & JEN						
GRANTEE: ARCHER THOMAS & REN						
1932/1234	8/07/2014	WD	Q	I	01	210,000
GRANTOR: ALPHONSE SERGE J & RE						
GRANTEE: HOY SCOTT KERRY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 UOP=[YR=2017] N10 W15 S10 E15$ W25 S21 FGR=[YR=2011] S20 E21 N3FOP=[YR=2011] E7 N5 W7 S5$ N17 W21$ E21 S12 E19 N33$ PTR=[YR=2011] E15 FUS=[YR=2011] E40 S33 W19 S8 W21 N41$ 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	616.00	SF	5.20	5.20	100	2010	2010	3	91	2,915	

LAND DESCRIPTION

TOTAL OB/XF 2,915

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 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS