

LOT 205
TIMBER CREEK PLANTATION #3
PB 7/302

DOWNING ADONIA & JUDYLINN DE LEON
78011 TURNBERRY COURT
YULEE, FL 32097

2024

11-2N-26-2052-0205-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	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	1,427	100	1,427	128,026
FGR	426	55	234	20,994
FOP	35	30	10	897
FOP	250	30	75	6,729
FUS	1,308	100	1,308	117,351
TOTALS	3,446		3,054	273,997

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	

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	0003	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	3,054	100.0960	95.09	290,405	2011	2011	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2016											
Heated Area: 2735											
HX Base Yr 2016											
BLD DATE 08/18/2011 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

78011 TURNBERRY CT, YULEE											
TOTAL OB/XF 3,087											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,997	
TOTAL MARKET OB/XF VALUE		3,087	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		332,084	
SOH/AGL Deduction		133,260	
ASSESSED VALUE		198,824	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,824	
TOTAL JUST VALUE		332,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,809	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24151	CO ISSUED	0	02/11/2011
E23135	NEW CONSTR	0	12/01/2010
M15828	H/AC	0	12/01/2010
P14542	NEW CONSTR	0	12/01/2010
B24151	NEW CONSTR	289,796	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/188	2/23/2024	WD	Q	I	01	450,000
GRANTOR: HERNANDEZ WILLIAM & L						
GRANTEE: DOWNING ADONIA & JU						
2020/1305	12/18/2015	WD	Q	I	01	238,000
GRANTOR: ENGLISH SCOTT						
GRANTEE: HERNANDEZ WILLIAM &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] U2 L2 W9 D2 L2 S1 FOP=[YR=2011] W25 S10 E25 N10\$ S10 W25 S28 FGR=[YR=2011] S20 E21 N3 FOP=[YR=2011] E7 N5 W7 S5\$ N19 W3 S2 W18\$ E18 N2 E3 S14 E17 N51\$ PTR= E15 FUS=[YR=2011] E38 S34 W10 S2 W8 N2 W20 N34\$ W15\$.											