LOT 1
IN OR 1827/1404
TIMBER CREEK PLANTATION #1

DAVISON DARLENE R
76147 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2050-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

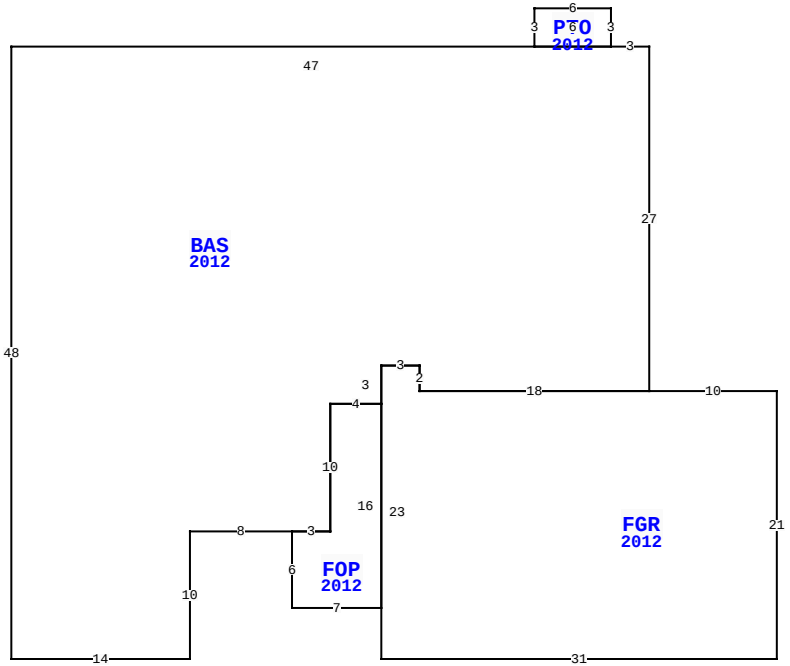
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	2012	1,763	182,874
FGR	657	55	2012	361	37,446
FOP	82	30	2012	25	2,593
PTO	18	5	2012	1	103
TOTALS	2,520			2,150	223,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	110.3480	110.35	237,252	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1763 HX Base Yr 2013



76147 TIMBERCREEK BLVD, YULEE

BLD DATE	12/10/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,017
TOTAL MARKET OB/XF VALUE		4,719
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,736
SOH/AGL Deduction		122,209
ASSESSED VALUE		160,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,805
TOTAL JUST VALUE		282,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226387	CO ISSUED	0	11/21/2012
B26387	NEW CONSTR	214,799	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1827/1404	11/27/2012	WD	Q	I	02	165,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVISON DARLENE R						
1238/0201	6/16/2004	WD	U	V	19	213,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N27 W3 PTO=[YR=2012] N3 W6 S3 E6$ W47 S48 E14 N10 E8 FOP=[YR=2012] S6 E7 N16 W4 S10 W3$ E3 N10 E4 N3 E3 S2 E18$ W18 N2 W3 S23 E31 N21$.

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	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	4.00	100	2012	2012	3	92	4,504	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2012	2012	3	92	215	

LAND DESCRIPTION

TOTAL OB/XF 4,719

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	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS