

LOT 2
IN OR 1711/547
TIMBER CREEK PLANTATION #1

CLEMENTE JUANA
76161 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2050-0002-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,898	100	2008	1,898	200,451
FGR	671	55	2008	369	38,971
FOP	27	30	2008	8	845
UEP	320	60	2020	192	20,278
TOTALS	2,916			2,467	260,543

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	1,412.00	SF	4.00	4.00	
2	0855	CONC PAVER	0	100	22	4	88.00	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	CONSRV
1	000100	C	RES	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	2,467	111.1680	111.17	274,256	2008	2014	0	0	5.00	95.00	
1 SINGLE FAM - 100% - 2021 Heated Area: 1898 HX Base Yr 2021												

76161 TIMBERCREEK BLVD, YULEE												
BLD DATE				08/08/2011				KK		LGL DATE		
XF DATE										LAND DATE		
INC DATE										AG DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										260,543	
TOTAL MARKET OB/XF VALUE										5,744	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										321,287	
SOH/AGL Deduction										71,929	
ASSESSED VALUE										249,358	
TOTAL EXEMPTION VALUE										HX HB WX 55,722	
BASE TAXABLE VALUE										193,636	
TOTAL JUST VALUE										321,287	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										309,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003814	REPAIR/RRF	12,871	05/06/2020
19012537	ADDITION	9,660	12/09/2019
C21061	CO ISSUED	0	11/01/2010
B24022	REMODEL	1,000	10/01/2010
R11023	REPAIR/RRF	2,000	02/01/2008
M13643	MECH OTHER	0	02/01/2008

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1711/0547		11/16/2010	WD	Q	I	01	170,000		
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: CLEMENTE GERARDO &									
1219/0081		3/31/2004	WD	U	V	19	403,500		
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W2 U2 L2 W9 D2 L2 UEP=[YR=2020] N10 W25 S15 E14 N5 E11\$ W11 S5 W14 S53 E12 FOP=[YR=2008] S2 E9 FGR=[YR=2008] S2 E29 N23 W20 N2 W2 S2 W7 S21\$ N3 W9 S1\$ N1 E9 N18 E7 N2 E2 S2 E10 N39\$.											