LOT 3
IN OR 1589/1249
TIMBER CREEK PLANTATION #1

KIMBERLY JAMES H & ELLEN N
76177 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2050-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 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

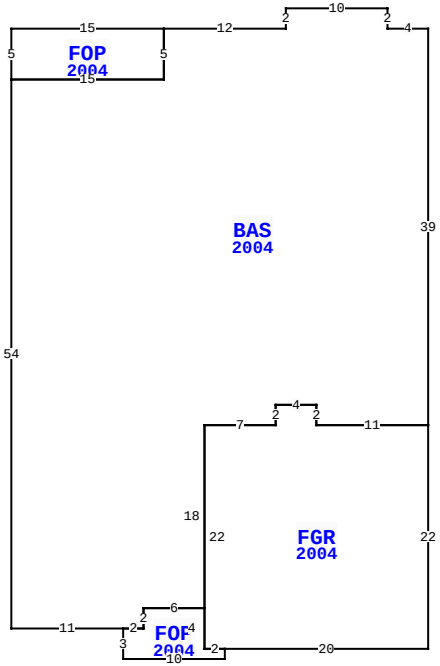
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2004	1,904	179,546
FGR	492	55	2004	271	25,555
FOP	38	30	2004	11	1,037
FOP	75	30	2004	22	2,075
TOTALS	2,509			2,208	208,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	110.9360	110.94	244,956	2004	2004	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1904 HX Base Yr 2011



76177 TIMBERCREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,213
TOTAL MARKET OB/XF VALUE		10,375
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,588
SOH/AGL Deduction		114,545
ASSESSED VALUE		159,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,321
TOTAL JUST VALUE		273,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412796	NEW CONSTR	136,383	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1589/1249	10/17/2008	WD	Q	I		165,000
GRANTOR: DOA PROPERTIES IIIB						
GRANTEE: KIMBERLY JAMES H &						
1576/0086	7/10/2008	WD	Q	I	02	100
GRANTOR: KBONE INC						
GRANTEE: DOA PROPERTIES IIIB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 N2 W10 S2 W12 FOP=[YR=2004] W15 S5 E15 N5$ S5 W15 S54 E11 FOP=[YR=2004] S3 E10 N1 FGR=[YR=2004] E20 N22 W11 N2 W4 S2 W7 S22 E2$ W2 N4 W6 S2 W2$ E2 N2 E6 N18 E7 N2 E4 S2 E11 N39$.

EXTRA FEATURES

L N	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	0855	CONC PAVER	0	100	0	0	1,250.00	SF	10.00	10.00	100	2004	2004	3	83	10,375	

LAND DESCRIPTION

TOTAL OB/XF 10,375

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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