LOT 5
IN OR 2152/1495
TIMBER CREEK PLANTATION #1

JEFFCOAT WILLIAM
76205 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2050-0005-0000

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	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

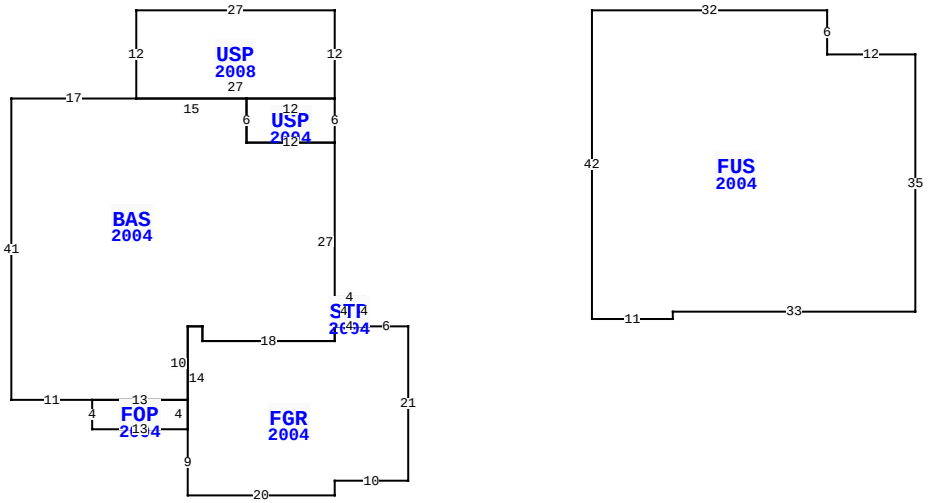
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2004	1,568	139,963
FGR	634	55	2004	349	31,153
FOP	52	30	2004	16	1,428
FUS	1,743	100	2004	1,743	155,584
STP	16	10	2004	2	178
USP	72	30	2004	22	1,964
USP	324	30	2008	97	8,658
TOTALS	4,409			3,797	338,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,797	99.1800	99.18	376,586	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2018 Heated Area: 3311 HX Base Yr 2018



76205 TIMBERCREEK BLVD, YULEE

BLD DATE	08/28/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,927
TOTAL MARKET OB/XF VALUE		19,560
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		413,487
SOH/AGL Deduction		132,128
ASSESSED VALUE		281,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,637
TOTAL JUST VALUE		413,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21395	SCREEN ENCLOSURE	4,680	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1495	10/17/2017	WD	Q	I	01	265,000
GRANTOR: GERLACH GILBERT R & C						
GRANTEE: JEFFCOAT WILLIAM						
1533/0454	10/31/2007	WD	Q	I		266,000
GRANTOR: KBONE INC						
GRANTEE: GERLACH GILBERT R &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=35,0] E32 S6 E12 S35 W33 S1 W11 N42 $
BAS=[YR=2004;ORIG=-27,12] W17 S41 E11 E13 N10 E2 S2 E18 N27 W12 N6 W15 $
FGR=[YR=2004;ORIG=-20,57] S9 E20 N2 E10 N21 W6 W4 S2 W18 N2 W2 S14 $
USP=[YR=2008;ORIG=0,0] W27 S12 E27 N12 $
USP=[YR=2004;ORIG=0,18] N6 W12 S6 E12 $
FOP=[YR=2004;ORIG=-33,53] S4 E13 N4 W13 $
STP=[YR=2004;ORIG=4,43] N4 W4 S4 E4 $
PTR=[ORIG=0,0] E35 W35 $
.

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	0855	CONC PAVER	0	100	0	0	1,768.00	SF	10.00	10.00	100	2004	2004	3	83	14,674	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0910	SCRN RM L	0	100	0	0	396.00	SF	15.00	15.00	100	2008	2008	3	31	1,841	

LAND DESCRIPTION

TOTAL OB/XF 19,560

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