LOT 117
TIMBER CREEK PLANTATION #1
PB 6/394

KOILE JUDAH & JIWON
76040 HARLEY COURT
YULEE, FL 32097

2025

11-2N-26-2050-0117-0000

BUILDING CHARACTERISTICS

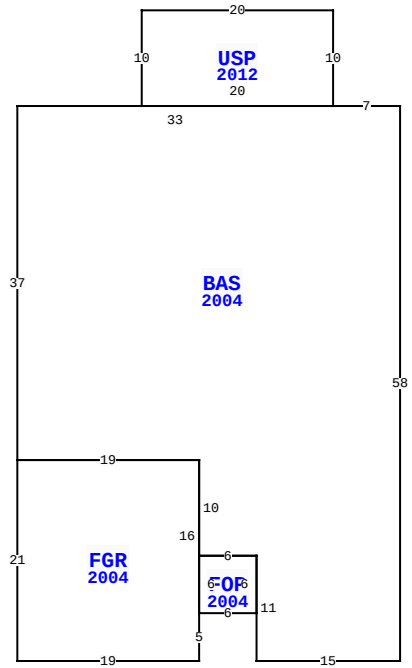
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,855	100	2004	1,855	183,729
FGR	399	55	2004	219	21,691
FOP	36	30	2004	11	1,090
USP	200	30	2012	60	5,943
TOTALS	2,490			2,145	212,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	110.0540	110.05	236,057	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 1855 HX Base Yr



76040 HARLEY CT, YULEE

BLD DATE		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	212,451
TOTAL MARKET OB/XF VALUE	3,431
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,882
SOH/AGL Deduction	5,531
ASSESSED VALUE	265,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,351
TOTAL JUST VALUE	270,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009308	REPAIR/RRF	13,911	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2766/1158	1/29/2025	WD	Q	I	01	303,000
GRANTOR: ARIFIN RULYZAR						
GRANTEE: KOILE JUDAH & JIWON						
2138/0352	7/28/2017	WD	Q	I	01	180,000
GRANTOR: SAEGERT AMY M & KEVIN						
GRANTEE: ARIFIN RULYZAR & AR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W7 USP=[YR=2012] N10 W20 S10 E20$ W33 S37
FGR=[YR=2004] S21 E19 N5 FOP=[YR=2004] E6 N6 W6 S6$ N16 W19$
E19 S10 E6 S11 E15 N58$.

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	0811	CONCRETE B	0	0	0	0	795.00	SF	5.20	5.20	100	2004	2004	3	83	3,431	

LAND DESCRIPTION

TOTAL OB/XF 3,431

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	0	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 07/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS