LOT 122
TIMBER CREEK PLANTATION #1
PB 6/394

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2025

11-2N-26-2050-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

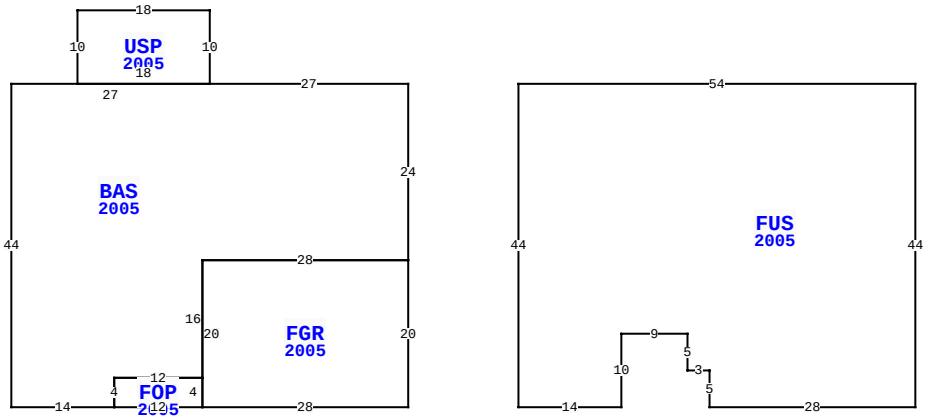
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 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	1,768	100	2005	1,768	118,835
FGR	560	55	2005	308	20,702
FOP	48	30	2005	14	941
FUS	2,271	100	2005	2,271	152,644
USP	180	30	2005	54	3,630
TOTALS	4,827			4,415	296,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,415	74.2720	74.27	327,902	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 4039 HX Base Yr



76063 HARLEY CT, 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	296,751
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	356,851
SOH/AGL Deduction	0
ASSESSED VALUE	356,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,851
TOTAL JUST VALUE	356,851
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13772	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2660/1061	11/17/2022	WD	U	I	11	100
GRANTOR: DARBY JACKIE S						
GRANTEE: DARBY FAMILY TRUST						
1332/1280	7/12/2005	WD	Q	I		233,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: DARBY JACKIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 USP=[YR=2005] N10 W18 S10 E18$ W27 S44 E14 FOP=[YR=2005] E12 FGR=[YR=2005] E28 N20 W28 S20$ N4 W12 S4$ N4 E12 N16 E28 N24$ PTR=E15 FUS=[YR=2005] E54 S44 W28 N5 W3 N5 W9 S10 W14 N44$ W15$.

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	0	0	0	1,518.00	SF	4.00	4.00	100	2005	2005	3	84	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	000134	C	RES POND	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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS