LOT 126
IN OR 1294/361
TIMBER CREEK PLANTATION #1

MASON BRYON J
76031 HARLEY COURT
YULEE, FL 32097

2025

11-2N-26-2050-0126-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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

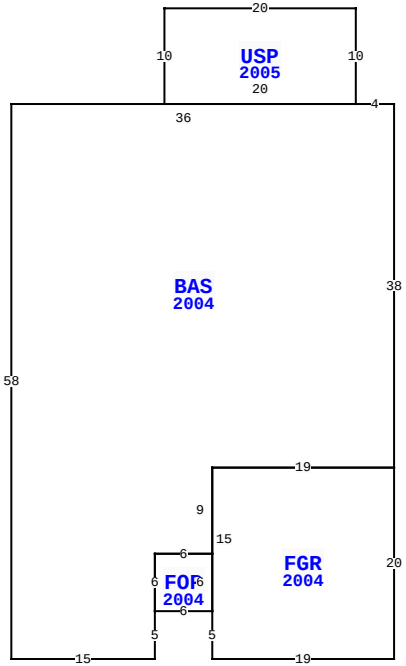
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2004	1,874	176,857
FGR	380	55	2004	209	19,724
FOP	36	30	2004	11	1,038
USP	200	30	2005	60	5,663
TOTALS	2,490			2,154	203,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	104.8600	104.86	225,868	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1874 HX Base Yr 2005



76031 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		203,281
TOTAL MARKET OB/XF VALUE		2,685
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,966
SOH/AGL Deduction		112,298
ASSESSED VALUE		148,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,946
TOTAL JUST VALUE		260,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/0361	2/09/2005	WD	U	I	21	151,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: MASON BRYON J						
1237/1227	6/14/2004	WD	U	V	19	299,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 USP=[YR=2005] N10 W20 S10 E20$ W36 S58 E15 N5 FOP=[YR=2004] E6 FGR=[YR=2004] S5 E19 N20 W19 S15$ N6 W6 S6$ N6 E6 N9 E19 N38$.

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	100	0	0	622.00	SF	5.20	5.20	100	2004	2004	3	83	2,685	

LAND DESCRIPTION

TOTAL OB/XF 2,685

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