LOT 128
IN OR 2207/872
TIMBER CREEK PLANTATION #1

LANHAM CHARLES GARY JR & AMANDA
76015 HARLEY COURT
YULEE, FL 32097

2025

11-2N-26-2050-0128-0000

BUILDING CHARACTERISTICS

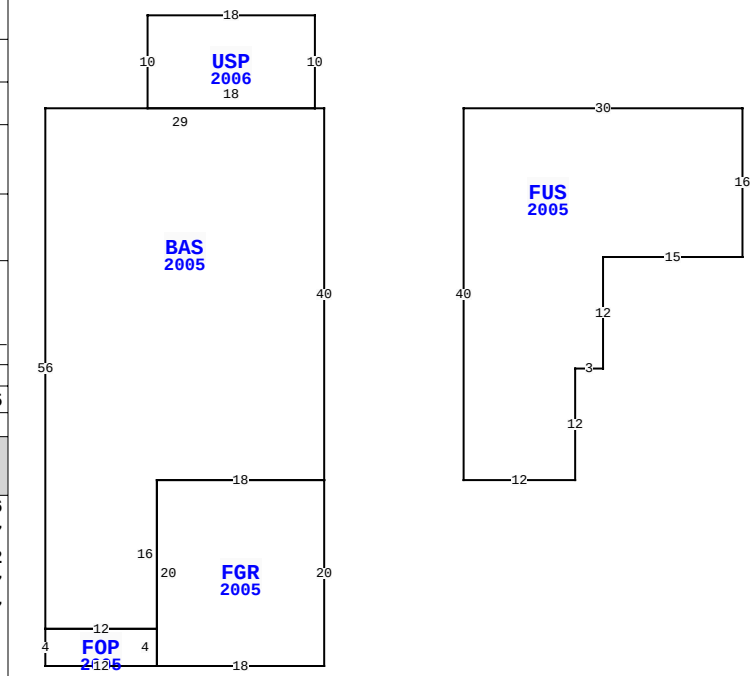
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,392	100	2005	1,392	132,426
FGR	360	55	2005	198	18,837
FOP	48	30	2005	14	1,332
FUS	804	100	2005	804	76,487
USP	180	30	2006	54	5,137
TOTALS	2,784			2,462	234,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	105.1200	105.12	258,805	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2196 HX Base Yr 2019



76015 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		234,219
TOTAL MARKET OB/XF VALUE		2,761
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,980
SOH/AGL Deduction		79,063
ASSESSED VALUE		212,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,195
TOTAL JUST VALUE		291,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13950	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0872	6/29/2018	WD	Q	I	01	216,000
GRANTOR: RENTZ KEVIN						
GRANTEE: LANHAM CHARLES GARY						
1335/0001	7/21/2005	WD	Q	I		193,900
GRANTOR: SMITH FRED A & KIMBER						
GRANTEE: RENTZ KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 USP=[YR=2006] N10 W18 S10 E18$ W29 S56
FOP=[YR=2005] S4 E12 FGR=[YR=2005] E18 N20 W18 S20$ N4 W12$
E12 N16 E18 N40$ PTR=E15 FUS=[YR=2005] E30 S16 W15 S12 W3 S12
W12 N40$ 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	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2005	2005	3	84	2,761	

LAND DESCRIPTION

TOTAL OB/XF 2,761

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