

LOT 186
IN OR 1560/621
TIMBER CREEK PLANTATION #1

VALK JARED & ELIZABETH A
76292 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0186-0000



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 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	1,573	100	2008	1,573	156,003
FGR	447	55	2008	246	24,397
FOP	65	30	2008	20	1,984
UOP	50	20	2016	10	992
USP	190	30	2016	57	5,653
TOTALS	2,325			1,906	189,030

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	601.00	SF	5.20
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,906	107.8000	107.80	205,467	2008	2008	0	0
1 SINGLE FAM - 100% - 2015									
Heated Area: 1573									
HX Base Yr 2015									

TOTAL OB/XF									
3,196									

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3,196									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
4									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
189,030									
TOTAL MARKET OB/XF VALUE									
3,196									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
247,226									
SOH/AGL Deduction									
89,831									
ASSESSED VALUE									
157,395									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
106,673									
TOTAL JUST VALUE									
247,226									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
238,786									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26181	ADDITION	3,747	08/02/2012
M13608	MECH OTHER	0	02/01/2008
C20545	CO ISSUED	0	09/01/2007
B20545	NEW CONSTR	136,884	09/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1560/0621	4/09/2008	WD	Q	I		163,500	
GRANTOR:KB HOME JACKSONVILLE							
GRANTEE:VALK JARED & ELIZAB							
1390/0307	2/17/2006	WD	U	V	19	380,800	
GRANTOR:TIMBER CREEK LLC							
GRANTEE:KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W14 UOP=[YR=2016] N10 W5 USP=[YR=2016] W19 S10 E19 N10\$ S10 E5\$ W24 S38 FOP=[YR=2008] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2008] S7 E21 N23 W3 S2 W18 S14\$ N14 E18 N2 E3 N35\$.									