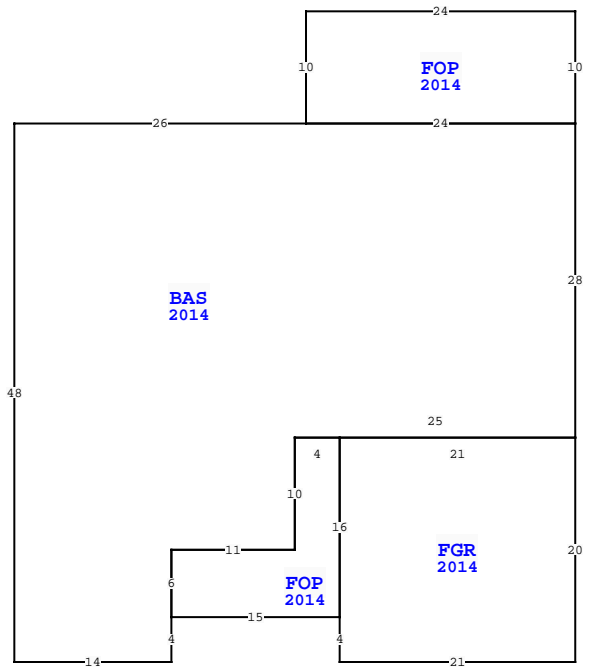


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,790	100	2014
FGR	420	55	2014
FOP	130	30	2014
FOP	240	30	2014
TOTALS	2,580		
			2,132
			219,488

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,132	107.8000	107.80	229,830	2014	2014	0	0	4.50	95.50	
1 SINGLE FAM - 0% - 2023												
Heated Area: 1790												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			219,488
TOTAL MARKET OB/XF VALUE			3,981
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			278,469
SOH/AGL Deduction			0
ASSESSED VALUE			278,469
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			278,469
TOTAL JUST VALUE			278,469
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428876	CO ISSUED	0	10/22/2014
B1428876	NEW CONSTR	221,627	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I /	RSN CD	SALE PRICE
2586/0985	8/23/2022	WD	U	I	37	382,000
GRANTOR: MURRIEL ANITA						
GRANTEE: SHV HOMES 1 LLC						
1948/1326	11/19/2014	SW	Q	I	01	176,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MURRIEL ANITA						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND	
1	0811	CONCRETE B	0	0	0	0	880.00	SF 5.20	5.20	100	2007	2007	3 87
76289 TIMBERCREEK BLVD, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
TOTAL OB/XF 3,981													

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2014] W24 S10 BAS=[YR=2014] W26 S48 E14 N4	
FOP=[YR=2014] E15 FGR=[YR=2014] S4 E21 N20 W21 S16\$ N16 W4	
S10 W11 S6\$ N6 E11 N10 E25 N28 W24\$ E24 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,981																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							