

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
AOF	466	110
BAS	2,420	100
FOP	69	30
FOP	161	30
FUS	522	100
TOTALS	3,638	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
Heated Area: 3408						HX Base Yr 2025					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			319,860
TOTAL MARKET OB/XF VALUE			7,237
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			382,097
SOH/AGL Deduction			70,865
ASSESSED VALUE			311,232
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			260,510
TOTAL JUST VALUE			382,097
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12857	MECH OTHER	0	04/01/2007
E18913	ELEC OTHER	2,000	03/01/2007
C19489	CO ISSUED	236,346	02/01/2007
R10117	REPAIR/RRF	3,900	02/01/2007
B19489	NEW CONSTR	236,346	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1992	6/14/2024	WD Q	Q	I	02	475,000
GRANTOR: MURPHY DANIEL & SHANN						
GRANTEE: LANGLEY OLIVER & AS						
1569/0661	6/02/2008	WD Q	Q	I		260,000
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: MURPHY DANIEL & SHA						

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	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0		807.00	SF 5.20	100	2007	2007	3	87	3,651	
3	0855	CONC PAVER	0	100	27	3		81.00	SF 10.00	100	2007	2007	3	87	705	
4	0462	ST/AL FNC	0	100	0	0		228.00	SF 10.00	100	2007	2007	3	44	1,003	
5	0855	CONC PAVER	0	100	3	3		9.00	SF 10.00	100	2007	2007	3	87	78	

TOTAL OB/XF												7,237				
76305 TIMBERCREEK BLVD, YULEE																
BLD DATE												LGL DATE				
XF DATE												LAND DATE				
INC DATE												AG DATE				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W24 FOP=[YR=2007] W19 S12 E10 N5 U3 R3 E6 N4\$ S4 W6 D3 L3 S5 W10 N12 W17 S48 E11 S2 E10 FOP=[YR=2007] S3 E11 N5 W3 N3 W6 S5 W2\$ E2 N5 E6 S3 E11 AOF=[YR=2007] S8 E20 N26 W11 S6 W9 S12\$ N12 E9 N6 E11 N30\$ PTR= E15 FUS=[YR=2007] E16 S16 E3 S14 W19 N30\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,237				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											