LOT 117
TIMBER CREEK PLANTATION #2
PB 7/165

**CRESSWELL MARVIN W & IDA I**
76337 TIMBERCREEK BLVD
YULEE, FL 32097

**2025**

**11-2N-26-2051-0117-0000**

## BUILDING CHARACTERISTICS

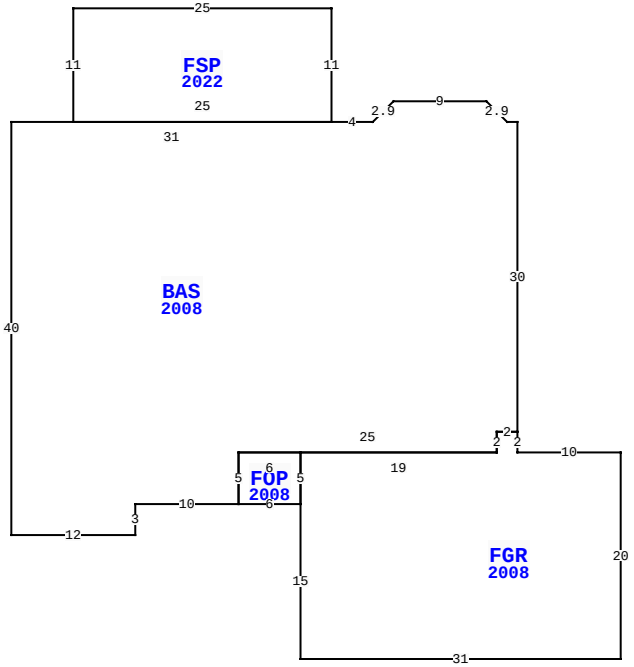
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,732 | 100 | 2008 | 1,732 | 176,298 |
| FGR | 624 | 55 | 2008 | 343 | 34,914 |
| FOP | 30 | 30 | 2008 | 9 | 916 |
| FSP | 275 | 40 | 2022 | 110 | 11,196 |
| TOTALS | 2,661 | | | 2,194 | 223,324 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,194 | 110.6420 | 110.64 | 242,744 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1732 HX Base Yr 2021




76337 TIMBERCREEK BLVD, 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 | | 223,324 |
| TOTAL MARKET OB/XF VALUE | | 4,756 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 283,080 |
| SOH/AGL Deduction | | 62,073 |
| ASSESSED VALUE | | 221,007 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 170,285 |
| TOTAL JUST VALUE | | 283,080 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 275,431 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R229411 | REPAIR/RRF | 17,000 | 10/01/2022 |
| E20327 | ELEC OTHER | 1,500 | 12/01/2007 |
| M13520 | MECH OTHER | 0 | 12/01/2007 |
| C20781 | CO ISSUED | 170,082 | 11/01/2007 |
| R10875 | REPAIR/RRF | 2,000 | 11/01/2007 |
| B20781 | NEW CONSTR | 170,082 | 11/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2368/1969 | 6/17/2020 | WD | Q | I | 01 | 235,000 |
| GRANTOR: ASBELL SAMUEL & JESSI | | | | | | |
| GRANTEE: CRESSWELL MARVIN W | | | | | | |
| 2047/1074 | 5/20/2016 | WD | Q | I | 01 | 179,000 |
| GRANTOR: CHADWELL TIMOTHY M & | | | | | | |
| GRANTEE: ASBELL SAMUEL & JES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W1 U2 L2 W9 D2 L2 W4 FSP=[YR=2022] N11 W25 S11 E25$ W31 S40 E12 N3 E10 FOP=[YR=2008] E6 FGR=[YR=2008] S15 E31 N20 W10 N2 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,234.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 88 | 4,344 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 412 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,756

| 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