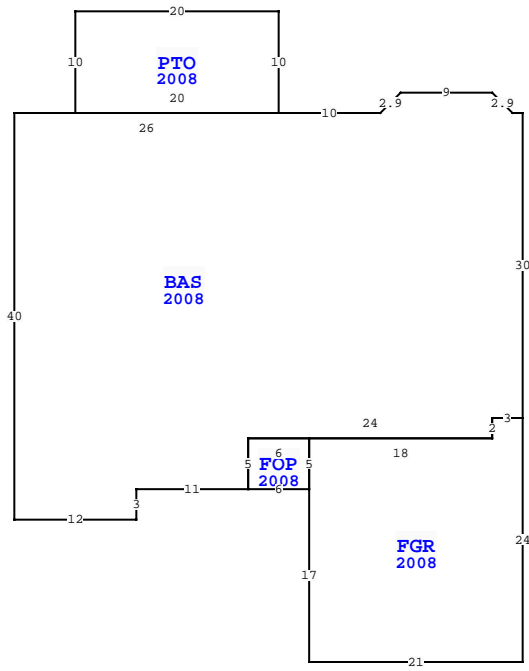


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	1,767	100	2008
FGR	468	55	2008
FOP	30	30	2008
PTO	200	5	2008
TOTALS	2,465		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	110.6420	110.64	226,038	2008	2008	0	0	7.60	92.40
1 SINGLE FAM - 100% - 2023 Heated Area: 1767 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			208,859
TOTAL MARKET OB/XF VALUE			4,402
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			268,261
SOH/AGL Deduction			3,260
ASSESSED VALUE			265,001
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			214,279
TOTAL JUST VALUE			268,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21084	CO ISSUED	144,210	02/01/2008
R11034	REPAIR/RRF	2,000	02/01/2008
M13644	MECH OTHER	0	02/01/2008
P13042	OTHER	0	02/01/2008
B21084	NEW CONSTR	144,210	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0688	8/31/2020	WD Q	Q	I	01	234,900
GRANTOR: STATLER JASON MICHAEL						
GRANTEE: THIGPIN CHRISTOPHER						
1757/0075	9/23/2011	QC U	U	I	11	100
GRANTOR: STATLER SANDRA						
GRANTEE: STATLER JASON M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	872.00	SF	5.20	5.20	100	2008
2	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2008

BLD DATE	04/16/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES	
76399 TIMBERCREEK BLVD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2008] W1 U2 L2 W9 D2 L2 W10 PTO=[YR=2008] N10 W20 S10 E20\$ W26 S40 E12 N3 E11 FOP=[YR=2008] E6 FGR=[YR=2008] S17 E21 N24 W3 S2 W18 S5\$ N5 W6 S5\$ N5 E24 N2 E3 N30 \$.	

LAND DESCRIPTION												TOTAL OB/XF												
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							