LOT 122
IN OR 1966/585
TIMBER CREEK PLANTATION #2

WRIGHT CRAIG L & ANNA L
76411 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2051-0122-0000

BUILDING CHARACTERISTICS

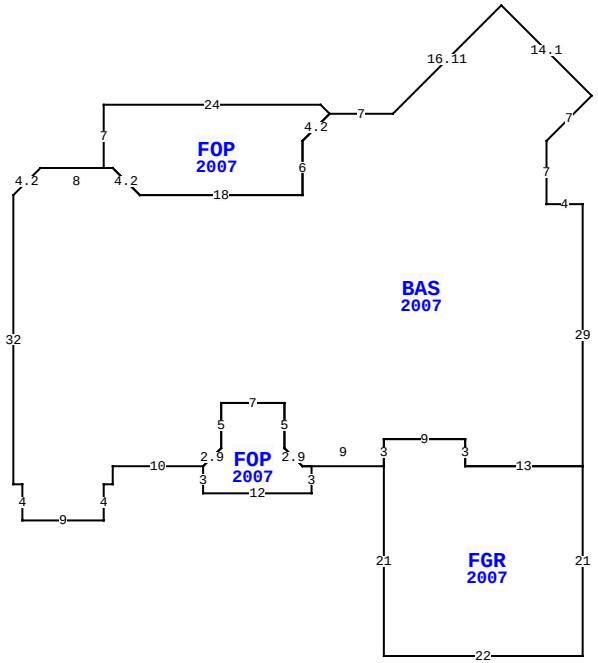
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,280	100	2007	2,280	226,504
FGR	489	55	2007	269	26,724
FOP	89	30	2007	27	2,683
FOP	220	30	2007	66	6,557
TOTALS	3,078			2,642	262,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	108.0960	108.10	285,600	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



76411 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE	01/24/2008 KK	LAND DATE	01/24/2008 KK
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2007	2007	3	87	3,782	
3	0855	CONC PAVER	0	100	45	3	135.00	SF	10.00	10.00	100	2007	2007	3	87	1,175	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,466
TOTAL MARKET OB/XF VALUE		8,107
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,573
SOH/AGL Deduction		120,274
ASSESSED VALUE		205,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,577
TOTAL JUST VALUE		325,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12823	MECH OTHER	0	04/01/2007
C19443	CO ISSUED	0	02/01/2007
E18844	ELEC OTHER	2,000	02/01/2007
R10083	REPAIR/RRF	3,900	02/01/2007
B19443	NEW CONSTR	203,016	02/01/2007
P12151	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0585	3/05/2015	WD	Q	I	01	192,000
GRANTOR: MCG HOMES III						
GRANTEE: WRIGHT CRAIG L & AN						
1948/1320	11/21/2014	CT	U	I	18	144,600
GRANTOR: CLERK OF COURT						
GRANTEE: MCG HOMES III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 N7 U5 R5 U10 L10 D12 L12 W7
FOP=[YR=2007] U1 L1 W24 S7 E1 D3 R3 E18 N6 U3 R3 $ D3 L3 S6 W18 U3 L3 W8 D3 L3 S32 E1 S4 E9 N4 E1 N2 E10
FOP=[YR=2007] S3 E12 N3 W1 U2 L2 N5 W7 S5 D2 L2 $ U2 R2 N5 E7 S5 D2 R2 E9 FGR=[YR=2007] S21 E22 N21 W13 N3 W9 S3$ N3 E9 S3 E13 N29$.

LAND DESCRIPTION

TOTAL OB/XF 8,107

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/11/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS