

LOT 123  
IN OR 2210/1053  
TIMBER CREEK PLANTATION #2

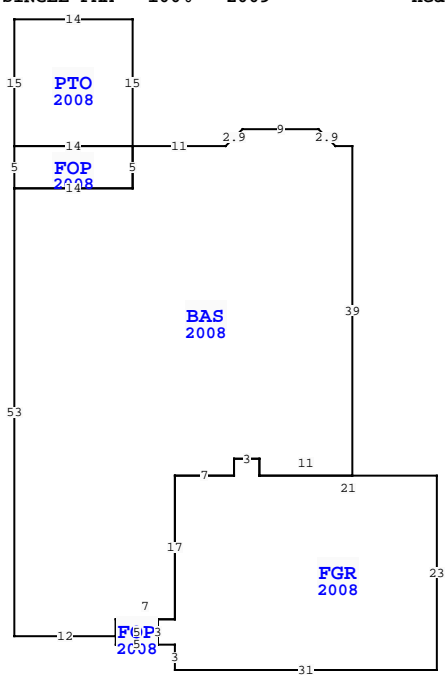
LOPEZ ABIGAIL  
76429 TIMBERCREEK BLVD  
YULEE, FL 32097

**2025**

11-2N-26-2051-0123-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,853	100	2008
FGR	725	55	2008
FOP	15	30	2008
FOP	70	30	2008
PTO	210	5	2008
TOTALS	2,873		

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% - 2009			1853	109.6620	250,792	2008	2008	0	0	8.00	92.00	
			Heated Area: 1853									HX Base Yr 2009



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,729
TOTAL MARKET OB/XF VALUE			7,021
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			292,750
SOH/AGL Deduction			125,940
ASSESSED VALUE			166,810
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			111,088
TOTAL JUST VALUE			292,750
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13609	MECH OTHER	0	02/01/2008
C21003	CO ISSUED	180,246	01/01/2008
R10986	REPAIR/RRF	2,000	01/01/2008
P12990	OTHER	0	01/01/2008
B21003	NEW CONSTR	180,246	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1053	6/14/2018	WD	U	I	11	100
GRANTOR: MELENDEZ JOSE						
GRANTEE: LOPEZ ABIGAIL						
1564/0456	4/30/2008	WD	Q	I		236,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MELENDEZ JOSE & ABI						

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	2,000.00	100	2008	2008	3	91	1,820	
2	0812	CONCRETE C	0	100	0	0		1,424.00	SF 4.00	4.00	100	2008	2008	3	88	5,012	
3	0810	CONCRETE A	0	100	11	3		33.00	SF 6.50	6.50	100	2008	2008	3	88	189	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W2 U2 L2 W9 D2 L2 W11 PTO=[YR=2008] N15 W14 S15 E14\$ FOP=[YR=2008] W14 S5 E14 N5 \$ S5 W14 S5E12 FOP=[YR=2008] S1 E5 FGR=[YR=2008] E2 S3 E31 N23 W21 N2 W3 S2 W7 S17 W2 S3\$ N3 W5 S2\$ N2 E7 N17 E7 N2 E3 S2 E11 N39\$.	

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	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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								