

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	13	LVT/LAMMT	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	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	YEAR
BAS	1,687	100	2007
FGR	651	55	2007
FOP	108	30	2007
FUS	1,792	100	2007
PTO	9	5	2007
UOP	100	20	2026
USP	210	30	2026
TOTALS	4,557		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,952	101.9700	101.97	402,985	2007	2007	0	0	8.50	91.50

1 SINGLE FAM - 100% - 2025 Heated Area: 3479 HX Base Yr 2025

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,731	
TOTAL MARKET OB/XF VALUE		5,928	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		429,659	
SOH/AGL Deduction		163,310	
ASSESSED VALUE		266,349	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		215,627	
TOTAL JUST VALUE		429,659	
NCON VALUE		7,743	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007881	REPAIR/RRF	18,936	05/20/2022
E19352	ELEC OTHER	1,500	06/01/2007
M12947	MECH OTHER	0	05/01/2007
C19749	CO ISSUED	289,080	04/01/2007
B19749	NEW CONSTR	289,080	04/01/2007
P12321	OTHER	0	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/686	2/23/2024	WD Q	Q	I	01	470,000
GRANTOR: MESKIMEN MATHEW D & J						
GRANTEE: HATTON THOMAS & JAM						
2273/0780	5/02/2019	WD Q	Q	I	02	310,000
GRANTOR: PEDERSEN APOLLO SCOTT						
GRANTEE: MESKIMEN MATHEW D &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,567.00	SF	4.00	4.00	100	2007
2	0810	CONCRETE A	0	100	28	84.00	SF	6.50	6.50	100	2007

BLD DATE		02/12/2008	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
76402 TIMBERCREEK BLVD, YULEE	

BUILDING DIMENSIONS	
FUS=[YR=2007;ORIG=15,0] E32 S5 E16 S34 W48 N39 \$	
BAS=[YR=2007;ORIG=0,0] W16 N5 W1 W31 S32 S2 E21 S5 E27 N34 \$	
FGR=[YR=2007;ORIG=-48,27] W5 W5 S21 E10 S2 E21 N10 N11 W21 N2 \$	
FOP=[YR=2007;ORIG=-27,40] E18 N6 W18 S6 \$	
PTO=[YR=2007;ORIG=-53,27] N3 W3 S3 E3 \$	
PTR=[ORIG=0,0] E15 W15 \$	
USP=[YR=2026;ORIG=-38,-15] E21 S10 W21 N10 \$	
UOP=[YR=2026;ORIG=-48,-15] E10 S10 W10 N10 \$	

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							