

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,018	101.0160	101.02	304,878	2013	2013	0	0	5.10	94.90	

1 SINGLE FAM - 100% - 2025 Heated Area: 2521 HX Base Yr

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	1,201	100	2013	1,201	115,137
FGR	683	55	2015	376	36,047
FOP	200	30	2013	60	5,752
FOP	204	30	2013	61	5,848
FUS	1,320	100	2013	1,320	126,545
TOTALS	3,608			3,018	289,329

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	0810	CONCRETE A	0	100	0	210.00	SF	6.50	6.50	100	2013	2013	3	93	1,269	
2	0855	CONC PAVER	0	100	0	324.00	SF	10.00	10.00	100	2013	2013	3	93	3,013	
3	0462	ST/AL FNC	0	100	0	312.00	SF	10.00	10.00	100	2013	2013	3	68	2,122	
4	0810	CONCRETE A	0	100	0	1,850.00	SF	6.50	6.50	100	2015	2015	3	95	11,424	

76573 TIMBERCREEK BLVD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			289,329
TOTAL MARKET OB/XF VALUE			17,828
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			362,157
SOH/AGL Deduction			0
ASSESSED VALUE			362,157
TOTAL EXEMPTION VALUE	13	362,157	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			362,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,282

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1979/1086	5/12/2015	SW	Q I	01	256,000
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: LIND KYLE JAMES & C					
1731/1512	3/31/2011	WD	U I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC					
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2013] W20 S10 BAS=[YR=2013] W8 N4 W12 S24 FGR=[YR=2015] W10 S20 E10 S3 E20 FOP=[YR=2013] S6 E20 N6 W13 N14 W6 S14 W1\$ E1 N23 W21\$ E21 S9 E6 S14 E13 N43 W20\$ E20 N10\$ PTR=E15 FUS=[YR=2013] E40 S33 W40 N33\$ W15\$.

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								