

LOT 5
IN OR 1947/1710
TIMBER CREEK PLANTATION #3

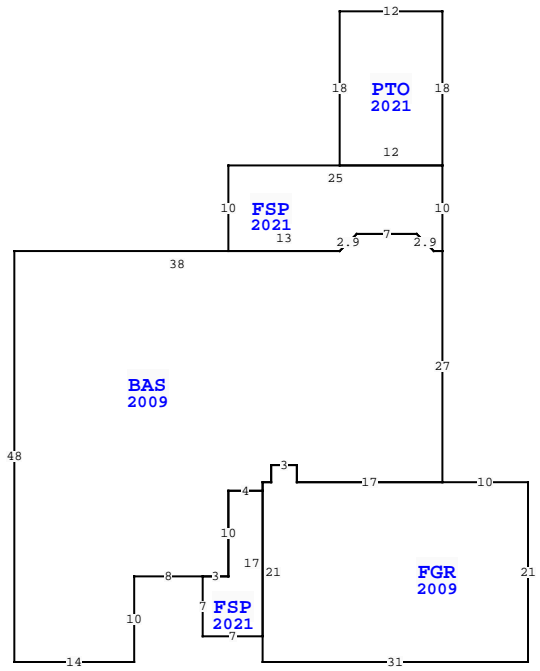
MORANT RODNEY K & UTE
76581 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0005-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	11 CLAY TILE 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2009	1,781	183,291
FGR	657	55	2009	361	37,152
FSP	89	40	2021	36	3,705
FSP	232	40	2021	93	9,571
PTO	216	5	2021	11	1,132
TOTALS	2,975			2,282	234,852

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,282	110.8380	110.84	252,937	2009	2009	0	0	0	7.15	92.85
1 SINGLE FAM - 100% - 2017 Heated Area: 1781 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			234,852
TOTAL MARKET OB/XF VALUE			6,254
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			296,106
SOH/AGL Deduction			100,441
ASSESSED VALUE			195,665
TOTAL EXEMPTION VALUE	13	195,665	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			296,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004936	ADDITION	3,948	04/20/2021
C22373	CO ISSUED	0	01/18/2011
E21710	ELEC OTHER	1,500	04/01/2009
M14462	MECH OTHER	0	04/01/2009
P13714	OTHER	0	04/01/2009
R11813	REPAIR/RRF	2,000	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1710	11/14/2014	SW	Q	I	02	193,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MORANT RODNEY K & U						
1605/1628	2/17/2009	WD	U	V	30	45,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JAX LLC						

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	0812	CONCRETE C	0	100	0	0		4.00	100	2009	2009	3	89	6,063	
2	0810	CONCRETE A	0	100	11	3		6.50	100	2009	2009	3	89	191	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2009] W10 BAS=[YR=2009] N27 FSP=[YR=2021] N10 PTO=[YR=2021] N18 W12 S18 E12\$ W25 S10 E13 U2 R2 E7 D2 R2 E1 \$ W1 U2 L2 W7 D2 L2 W38 S48 E14 N10 E8 FSP=[YR=2021] S7 E7 N17 W4 S10 W3\$ E3 N10 E4 N1 E1 N2 E3 S2 E17\$ W17 N2 W3 S2 W1 S21 E31 N21\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								