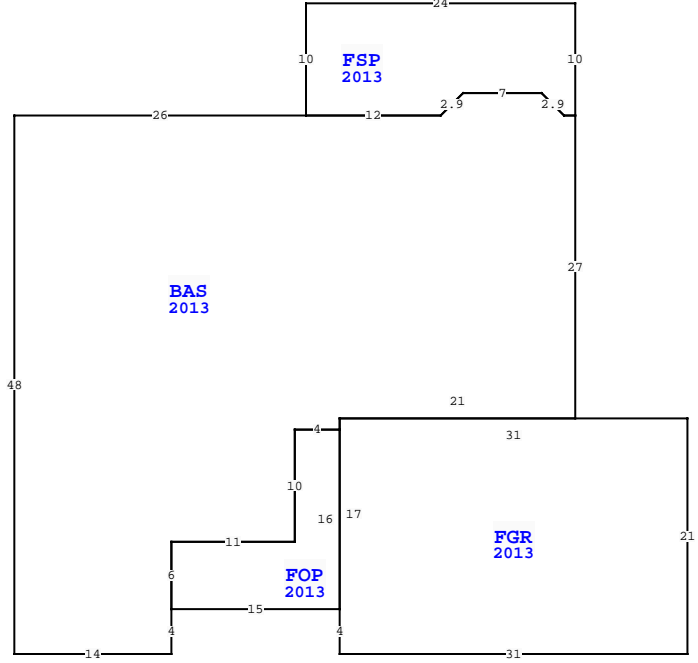


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	5 100				
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	1,787	100	2013	1,787	180,490
FGR	651	55	2013	358	36,159
FOP	130	30	2013	39	3,939
FSP	222	40	2013	89	8,989
TOTALS	2,790			2,273	229,577

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%	- 2022								
Heated Area: 1787						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			229,577
TOTAL MARKET OB/XF VALUE			10,289
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			294,866
SOH/AGL Deduction			44,495
ASSESSED VALUE			250,371
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			199,649
TOTAL JUST VALUE			294,866
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328010	ADDITION	2,200	11/01/2013
C1327476	CO ISSUED	0	10/30/2013
B1327476	NEW CONSTR	225,088	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/1945	2/09/2021	WD Q	Q	I	02	258,000
GRANTOR: REIDT KYLE & AMANDA R						
GRANTEE: WHEABLE MICHAEL R &						
2157/1338	11/09/2017	WD Q	Q	I	01	200,000
GRANTOR: SEE LESTER ALLEN & AR						
GRANTEE: REIDT KYLE						

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	0		6.50	6.50	100	2013	2013	3	93	10,289	

76637 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2013] W24 S10 BAS=[YR=2013] W26 S48 E14 N4 FOP=[YR=2013] E15 FGR=[YR=2013] S4 E31 N21 W31 S17\$ N16 W4 S10 W11 S6\$ N6 E11 N10 E4 N1 E21 N27 W1 U2 L2 W7 D2 L2 W12\$ E12 U2 R2 E7 R2 D2 E1 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	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							