LOT 14
TIMBER CREEK PLANTATION #3
PB 7/302

**ADAMS CHARLES E III/COLSEN SARAH E**
76645 TIMBERCREEK BLVD
YULEE, FL 32097

**2025**

**11-2N-26-2052-0014-0000**

## BUILDING CHARACTERISTICS

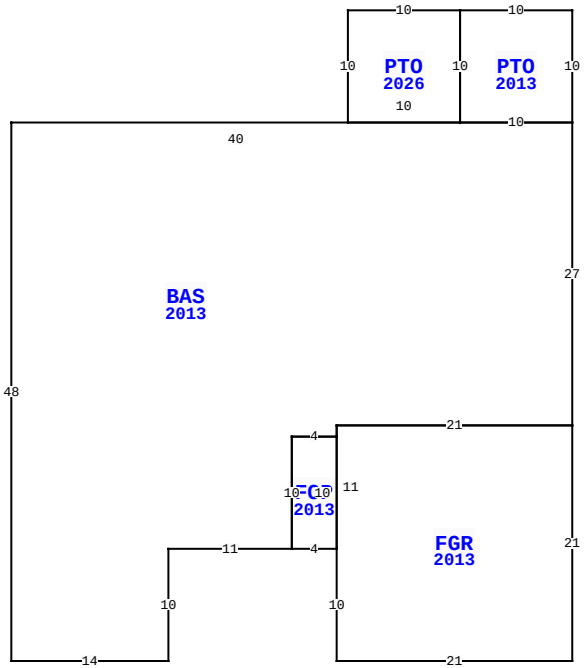
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,769 | 100 | 2013 | 1,769 | 177,027 |
| FGR | 441 | 55 | 2013 | 243 | 24,317 |
| FOP | 40 | 30 | 2013 | 12 | 1,200 |
| PTO | 100 | 5 | 2013 | 5 | 500 |
| PTO | 100 | 5 | 2026 | 5 | 500 |
| TOTALS | 2,450 | | | 2,034 | 203,546 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,034 | 105.4480 | 105.45 | 214,485 | 2013 | 2013 | 0 | 0 | 0 | 5.10 | 94.90 |

1 SINGLE FAM – 0% - 0 Heated Area: 1769 HX Base Yr




76645 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 203,546 |
| TOTAL MARKET OB/XF VALUE | 6,583 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 265,129 |
| SOH/AGL Deduction | 11,715 |
| ASSESSED VALUE | 253,414 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 253,414 |
| TOTAL JUST VALUE | 265,129 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 255,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327317 | CO ISSUED | 0 | 01/31/2014 |
| B1327317 | NEW CONSTR | 210,102 | 06/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2292/0103 | 7/19/2019 | WD | Q | I | 01 | 230,000 |
| GRANTOR: OAKES JAMES WAYNE | | | | | | |
| GRANTEE: ADAMS CHARLES E III | | | | | | |
| 2002/0582 | 5/08/2015 | WD | Q | I | 01 | 178,900 |
| GRANTOR: O'BRIEN MICHAEL P & A | | | | | | |
| GRANTEE: OAKES JAMES WAYNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=-10,0] W40 S48 E14 N10 E11 N10 E4 N1 E21 N27 W10 $
FGR=[YR=2013;ORIG=-21,38] S10 E21 N21 W21 S11 $
PTO=[YR=2013;ORIG=0,0] N10 W10 S10 E10 $
FOP=[YR=2013;ORIG=-25,38] E4 N10 W4 S10 $
PTO=[YR=2026;ORIG=-20,-10] E10 S10 W10 N10 $
.

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 1,089.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 93 | 6,583 | |

TOTAL OB/XF 6,583

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS