

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	1,769	100	2013
FGR	651	55	2013
FOP	89	30	2013
PTO	200	5	2013
TOTALS	2,709		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,164	106.4280	106.43	230,315	2013	2013	0	0	5.10	94.90

1 SINGLE FAM - 100% - 2014 Heated Area: 1769 HX Base Yr 2014

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,569	
TOTAL MARKET OB/XF VALUE		44,987	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		318,556	
SOH/AGL Deduction		110,980	
ASSESSED VALUE		207,576	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		156,854	
TOTAL JUST VALUE		318,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013730	SWIM POOL	57,699	10/07/2021
B1327336	CO ISSUED	0	09/19/2013
B1327336	NEW CONSTR	217,373	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I /	RSN CD	SALE PRICE
1881/0337	9/23/2013	SW	Q	I	01	178,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HUMPHRIES TIMOTHY &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

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	0811	CONCRETE B	0	100	0	1,837.00	SF	5.20	5.20	100	2013	2013	3	93	8,884	
2	0861	POOL GUNIT	0	100	0	376.00	SF	85.00	85.00	100	2022	2022	3	95	30,362	
3	0855	CONC PAVER	0	100	0	392.00	SF	10.00	10.00	100	2022	2022	3	99	3,881	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

76685 TIMBERCREEK BLVD, YULEE

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

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2013] W20 S10 BAS=[YR=2013] W30 S48 E14 N10 E8 FOP=[YR=2013] S7 E7 FGR=[YR=2013] S3 E31 N21 W31 S18\$ N17 W4 S10 W3\$ E3 N10 E4 N1 E21 N27 W20\$ E20 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							