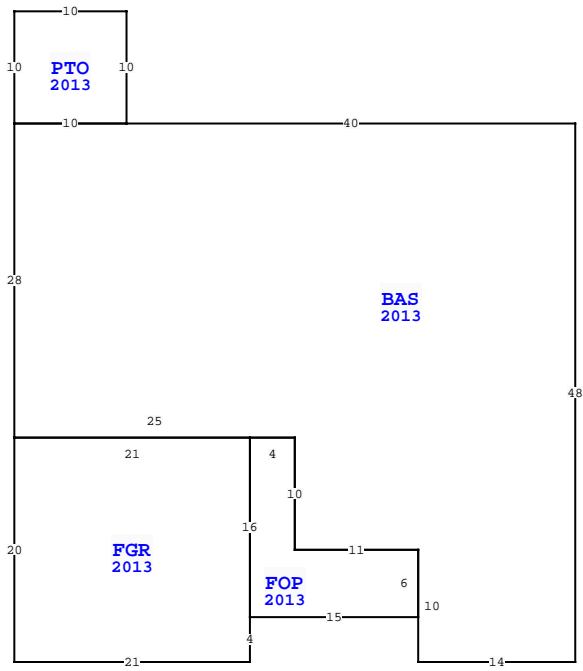


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	1,790	100	2013
FGR	420	55	2013
FOP	130	30	2013
PTO	100	5	2013
TOTALS	2,440		
		2,065	219,700

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% - 2025			Heated Area: 1790			HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			219,700
TOTAL MARKET OB/XF VALUE			5,972
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			280,672
SOH/AGL Deduction			0
ASSESSED VALUE			280,672
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			229,950
TOTAL JUST VALUE			280,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327651	CO ISSUED	0	12/27/2013
B1327651	NEW CONSTR	296,783	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/494	2/28/2024	WD Q	Q	I	01	320,000
GRANTOR: SHEARER KYLE DANIEL						
GRANTEE: BOWAN STEPHEN & CHE						
2393/0384	9/17/2020	WD Q	Q	I	01	235,000
GRANTOR: WALLS CHRISTIAN						
GRANTEE: SHEARER KYLE DANIEL						

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	0		5.20	5.20	100	2013	2013	3	93	5,972	

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

BUILDING NOTES									
76709 TIMBERCREEK BLVD, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2013] W40 PTO=[YR=2013] N10 W10 S10 E10\$ W10 S28									
FGR=[YR=2013] S20 E21 N4 FOP=[YR=2013] E15 N6 W11 N10 W4 S16\$									
N16 W21\$ E25 S10 E11 S10 E14 N48\$.									

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							