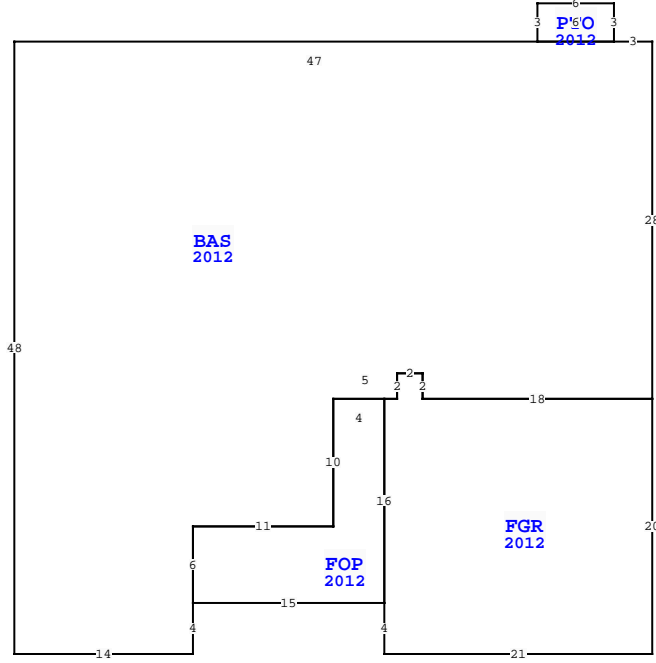


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,786	100	2012
FGR	424	55	2012
FOP	130	30	2012
PTO	18	5	2012
TOTALS	2,358		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,059	105.7420	105.74	217,719	2012	2012	0	0	0	5.65	94.35	
1 SINGLE FAM - 0% - 0 Heated Area: 1786 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			205,418
TOTAL MARKET OB/XF VALUE			4,340
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			264,758
SOH/AGL Deduction			0
ASSESSED VALUE			264,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			264,758
TOTAL JUST VALUE			264,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25426	CO ISSUED	0	02/28/2012
E24539	NEW CONSTR	0	01/01/2012
M16810	H/AC	0	01/01/2012
B25426	NEW CONSTR	201,553	12/01/2011
P15539	NEW CONSTR	0	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1452	11/09/2021	SW	U	I	11	100
GRANTOR: SFR JV-1 PROPERTY LLC						
GRANTEE: SFR JV-1 2021-1 BOR						
2484/1294	7/30/2021	WD	Q	I	01	301,100
GRANTOR: TOBON-FRANCO RODOLFO						
GRANTEE: SFR JV-1 PROPERTY L						

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	0	0	1,116.00	SF	4.00	4.00	100	2012	2012	3	92	4,107	
2	0810	CONCRETE A	0	0	13	39.00	SF	6.50	6.50	100	2012	2012	3	92	233	

TOTAL OB/XF														4,340	
76538 TIMBERCREEK BLVD, YULEE															
BLD DATE		08/03/2012		KK		LGL DATE									
XF DATE						LAND DATE									
INC DATE						AG DATE									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2012] W3 PTO=[YR=2012] N3 W6 S3 E6\$ W47 S48 E14 N4 FOP=[YR=2012] E15 FGR=[YR=2012] S4 E21 N20 W18 N2 W2 S2 W1 S16\$ N16 W4 S10 W11 S6\$ N6 E11 N10 E5 N2 E2 S2 E18 N28\$.													

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							