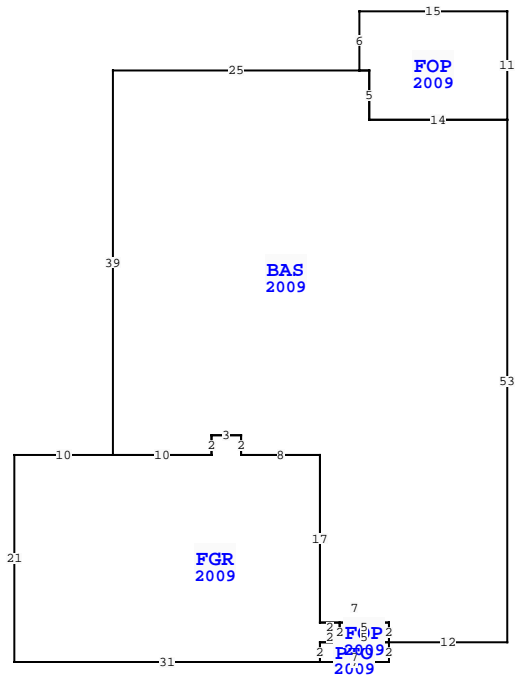


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,831	100	2009
FGR	661	55	2009
FOP	10	30	2009
FOP	160	30	2009
PTO	14	5	2009
TOTALS	2,676		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,247	113.4840	113.48	254,990	2009	2009	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2010 Heated Area: 1831 HX Base Yr 2010											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			235,866
TOTAL MARKET OB/XF VALUE			5,432
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			296,298
SOH/AGL Deduction			127,115
ASSESSED VALUE			169,183
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			118,461
TOTAL JUST VALUE			296,298
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2211187	REPAIR/RRF	12,000	12/01/2022
E22014	ELEC OTHER	1,500	08/01/2009
M14745	MECH OTHER	0	08/01/2009
C0922701	CO ISSUED	0	07/01/2009
P13860	OTHER	0	07/01/2009
B22701	NEW CONSTR	181,170	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1814	7/23/2024	WD	U	I	11	100

GRANTOR: LALLI MICHAEL  
GRANTEE: LALLI MICHAEL & STE  
1646/0185 10/22/2009 WD Q I 01 193,900  
GRANTOR: KB HOME JACKSONVILLE  
GRANTEE: LALLI MICHAEL

EXTRA FEATURES		76562 TIMBERCREEK BLVD, YULEE														
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	100	0	0		4.00	4.00	100	2009	2009	3	89	5,258	
2	0810	CONCRETE A	0	100	10	3		6.50	6.50	100	2009	2009	3	89	174	

TOTAL OB/XF												5,432				
76562 TIMBERCREEK BLVD, YULEE																

**BUILDING NOTES**

BUILDING DIMENSIONS											
FOP=[YR=2009] W15 S6 BAS=[YR=2009] W25 S39 FGR=[YR=2009] W10 S21 E31 PTO=[YR=2009] E7 N2 FOP=[YR=2009] N2 W5 S2 E5\$ W7 S2\$ N2 E2 N2 W2 N17 W8 N2 W3 S2 W10\$ E10 N2 E3 S2 E8 S17 E7 S2 E12 N53 W14 N5 W1 \$ E1 S5 E14 N11\$.											

LAND DESCRIPTION		TOTAL OB/XF 5,432																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							