LOT 38
TIMBER CREEK PLANTATION #3
PB 7/302

OLERT ERIK
76658 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

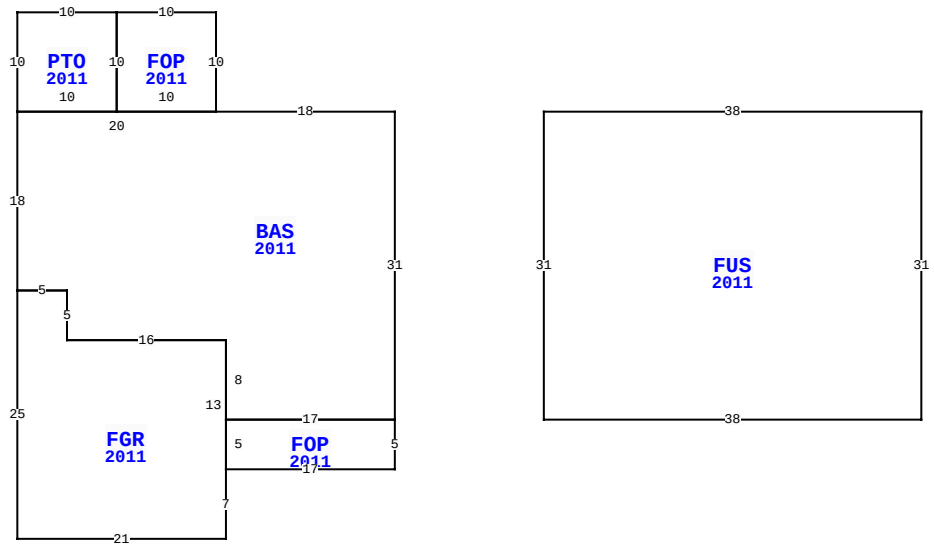
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	2011	985	98,673
FGR	445	55	2011	245	24,543
FOP	85	30	2011	26	2,605
FOP	100	30	2011	30	3,005
FUS	1,178	100	2011	1,178	118,007
PTO	100	5	2011	5	501
TOTALS	2,893			2,469	247,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,469	107.1360	107.14	264,529	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2163 HX Base Yr



76658 TIMBERCREEK BLVD, YULEE

BLD DATE	11/28/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,335
TOTAL MARKET OB/XF VALUE	4,277
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	306,612
SOH/AGL Deduction	0
ASSESSED VALUE	306,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,612
TOTAL JUST VALUE	306,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25159	CO ISSUED	0	11/29/2011
E23892	NEW CONSTR	0	10/01/2011
M16611	H/AC	0	10/01/2011
P14997	NEW CONSTR	0	09/01/2011
B25159	NEW CONSTR	238,277	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1484	5/31/2023	WD	Q	I	01	370,000
GRANTOR: MERTENS ZACHARY & STE						
GRANTEE: OLERT ERIK						
2352/1160	4/06/2020	WD	Q	I	01	235,500
GRANTOR: GLASGOW TAINA & DWAYN						
GRANTEE: MERTENS ZACHARY & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W10 S10 E10 N10$ S10 E10$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E17 N5 W17 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ W15$.

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	0812	CONCRETE C	0	0	0	0	1,092.00	SF	4.00	4.00	100	2011	2011	3	91	3,975	
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	2011	2011	3	91	302	

LAND DESCRIPTION

TOTAL OB/XF 4,277

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