

LOT 39
IN OR 1864/375
TIMBER CREEK PLANTATION #3

MARUHNICH STEFANIE A
76668 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0039-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	05	AVERAGE 70	0100	01	2,435	104.7620	104.76	255,091	2012	2012	0	0	0	5.65	94.35	VALUATION BY STANDARD																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2020													Heated Area: 2163													HX Base Yr 2020												
Roof Structure	03	GABLE/HIP 100	3 6 3 17 21 18 5 5 16 13 8 17 5 7 21 25 5 31 5 31 38 31 38 BAS 2012 FGR 2012 FOP 2012 FUS 2012																																						