LOT 40
TIMBER CREEK PLANTATION #3
PB 7/302

LIU BRIAN Y
85206 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

11-2N-26-2052-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

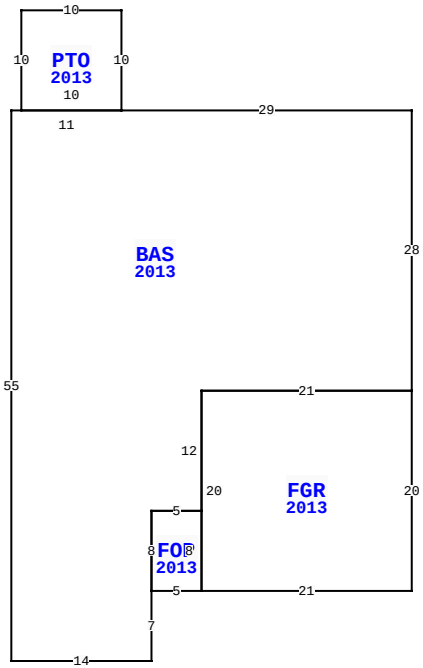
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2013	1,558	159,450
FGR	420	55	2013	231	23,641
FOP	40	30	2013	12	1,228
PTO	100	5	2013	5	512
TOTALS	2,118			1,806	184,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	107.9000	107.90	194,867	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1558 HX Base Yr



76674 TIMBERCREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	184,831
TOTAL MARKET OB/XF VALUE	6,253
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,084
SOH/AGL Deduction	0
ASSESSED VALUE	246,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,084
TOTAL JUST VALUE	246,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326854	NEW CONSTR	175,744	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0924	10/11/2022	WD	U	I	11	100
GRANTOR: TOMPKINS RYAN H						
GRANTEE: LIU BRIAN Y						
2596/0779	10/11/2022	WD	Q	I	01	300,000
GRANTOR: TOMPKINS RYAN H						
GRANTEE: LIU BRIAN Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 PTO=[YR=2013] N10 W10 S10 E10$ W11 S55 E14 N7 FOP=[YR=2013] E5 FGR=[YR=2013] E21 N20 W21 S20$ N8 W5 S8$ N8 E5 N12 E21 N28$.

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	0811	CONCRETE B	0	0	0	0	1,293.00	SF	5.20	5.20	100	2013	2013	3	93	6,253	

LAND DESCRIPTION

TOTAL OB/XF 6,253

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