

LOT 41
IN OR 1854/112
TIMBER CREEK PLANTATION #3

SMIT MICHAEL R
76682 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0041-0000



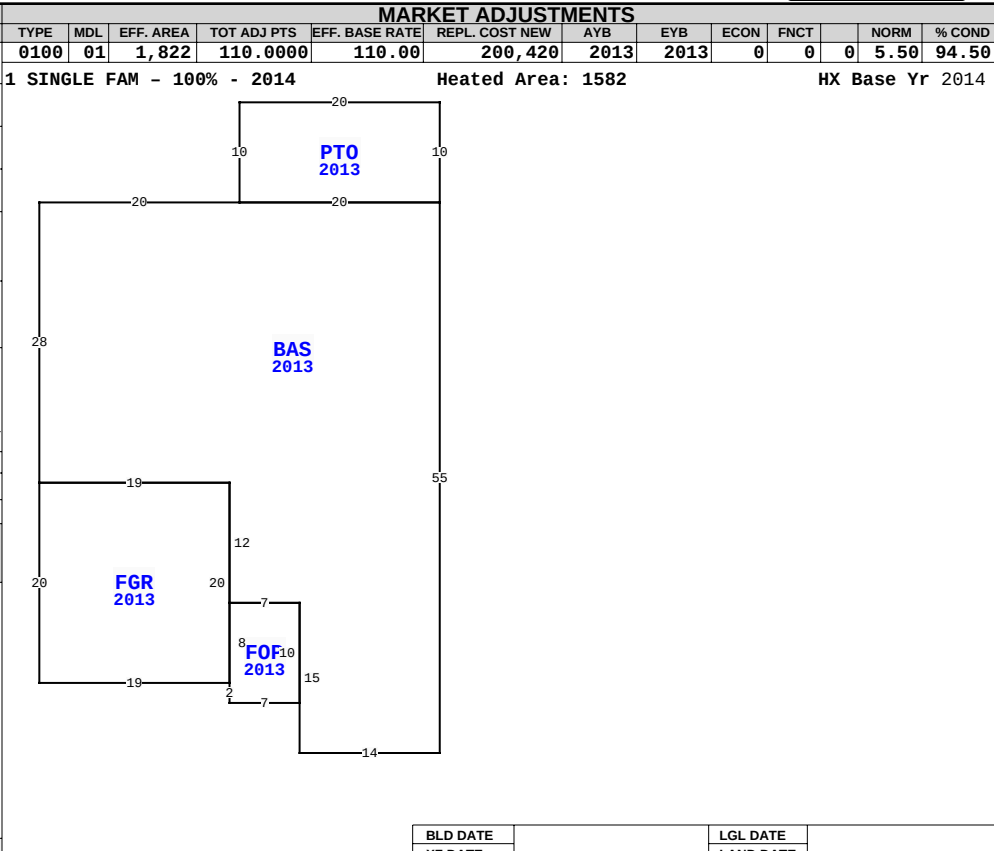
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,582	100	2013	1,582	164,449
FGR	380	55	2013	209	21,726
FOP	70	30	2013	21	2,183
PTO	200	5	2013	10	1,040
TOTALS	2,232			1,822	189,397

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,211.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00



76682 TIMBERCREEK BLVD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
5,856									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					189,397				
TOTAL MARKET OB/XF VALUE					5,856				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					250,253				
SOH/AGL Deduction					100,573				
ASSESSED VALUE					149,680				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					98,958				
TOTAL JUST VALUE					250,253				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					241,798				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326800	CO ISSUED	0	04/26/2013
B1326800	NEW CONSTR	179,928	01/01/2013
P1316330	NEW CONSTR	0	01/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1854/0112	4/24/2013	WD	Q	I	01	155,000	
GRANTOR:KB HOME JACKSONVILLE							
GRANTEE:SMIT MICHAEL R							
1731/1512	3/31/2011	WD	U	I	30	1,920,000	
GRANTOR:TIMBER CREEK II LLC							
GRANTEE:KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2013] N10 W20 S10 BAS=[YR=2013] W20 S28									
FGR=[YR=2013] S20 E19 FOP=[YR=2013] S2 E7 N10 W7 S8\$ N20 W19\$									
E19 S12 E7 S15 E14 N55 W20\$ E20\$.									