LOT 42
TIMBER CREEK PLANTATION #3
PB 7/302

FLORIDA LAND TRUST NO 76690 TIMBERCREEK BLVD/FLA T
PO BOX 6367
JACKSONVILLE, FL 32236-6367

2025

11-2N-26-2052-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

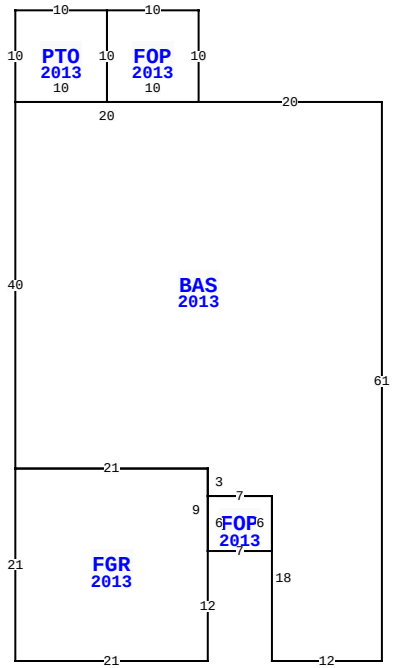
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,873	100	2013	1,873	201,548
FGR	441	55	2013	243	26,149
FOP	42	30	2013	13	1,399
FOP	100	30	2013	30	3,228
PTO	100	5	2013	5	538
TOTALS	2,556			2,164	232,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	113.3860	113.39	245,376	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 2025 Heated Area: 1873 HX Base Yr



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

76690 TIMBERCREEK BLVD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,862
TOTAL MARKET OB/XF VALUE	5,552
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	293,414
SOH/AGL Deduction	0
ASSESSED VALUE	293,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,414
TOTAL JUST VALUE	293,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327218	CO ISSUED	0	09/18/2013
B1327218	NEW CONSTR	219,668	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1308	3/04/2024	CT	U	I	18	246,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
2347/0692	3/16/2020	WD	Q	I	01	243,000
GRANTOR: SAWYER KEITH L II & M						
GRANTEE: WHITE KRISTINE ANTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 FOP=[YR=2013] N10 W10 PTO=[YR=2013] W10 S10 E10 N10$ S10 E10$ W20 S40 FGR=[YR=2013] S21 E21 N12 FOP=[YR=2013] E7 N6 W7 S6$ N9 W21$ E21 S3 E7 S18 E12 N61$.

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	1,148.00	SF	5.20	5.20	100	2013	2013	3	93	5,552	

LAND DESCRIPTION

TOTAL OB/XF 5,552

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