LOT 43
TIMBER CREEK PLANTATION #3
PB 7/302

TURRO JOSETTE M
76698 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

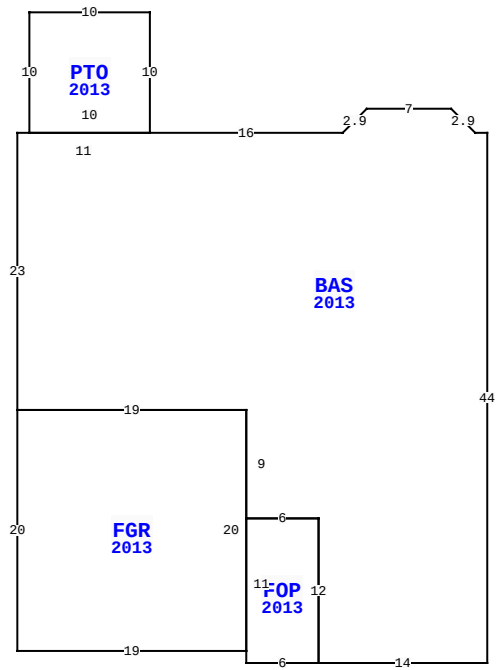
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,263	100	2013	1,263	136,196
FGR	380	55	2013	209	22,538
FOP	72	30	2013	22	2,373
PTO	100	5	2013	5	539
TOTALS	1,815			1,499	161,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,499	113.6280	113.63	170,331	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2022 Heated Area: 1263 HX Base Yr 2022



76698 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		161,644
TOTAL MARKET OB/XF VALUE		5,431
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		222,075
SOH/AGL Deduction		30,144
ASSESSED VALUE		191,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,209
TOTAL JUST VALUE		222,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226598	CO ISSUED	0	02/19/2013
E1325720	NEW CONSTR	0	01/01/2013
M1317828	H/AC	0	01/01/2013
P1216228	NEW CONSTR	0	11/01/2012
B1226598	NEW CONSTR	151,421	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/0549	4/12/2021	WD	Q	I	02	231,500
GRANTOR: OWENS HOLLIE & JOSEPH						
GRANTEE: TURRO JOSETTE M						
1842/1129	2/01/2013	WD	Q	I	02	143,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS HOLLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W1 U2 L2 W7 D2 L2 W16 PTO=[YR=2013] N10 W10 S10 E10$ W11 S23 FGR=[YR=2013] S20 E19 FOP=[YR=2013] S1 E6 N12 W6 S11$ N20 W19$ E19 S9 E6 S12 E14 N44$.

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	100	0	0	1,123.00	SF	5.20	5.20	100	2013	2013	3	93	5,431	

LAND DESCRIPTION

TOTAL OB/XF 5,431

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	100	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