LOT 44
IN OR 1765/1742
TIMBER CREEK PLANTATION #3

BECK BEVERLY S
76722 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0044-0000

BUILDING CHARACTERISTICS

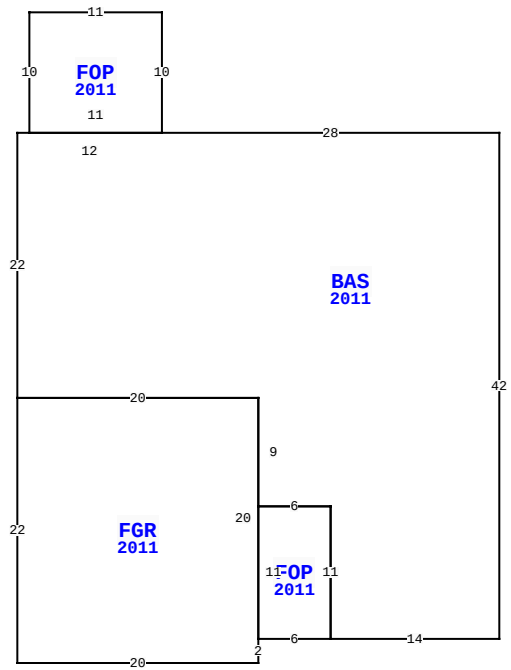
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,214	100	2011	1,214	139,808
FGR	440	55	2011	242	27,870
FOP	66	30	2011	20	2,303
FOP	110	30	2011	33	3,800
TOTALS	1,830			1,509	173,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	122.7060	122.71	185,169	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2012 Heated Area: 1214 HX Base Yr 2012



76722 TIMBERCREEK BLVD, YULEE

BLD DATE	11/28/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,781
TOTAL MARKET OB/XF VALUE		4,094
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		232,875
SOH/AGL Deduction		98,298
ASSESSED VALUE		134,577
TOTAL EXEMPTION VALUE	HX HB WX DX	60,722
BASE TAXABLE VALUE		73,855
TOTAL JUST VALUE		232,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002241	REPAIR/RRF	9,769	03/01/2018
B25091	CO ISSUED	0	11/21/2011
E23979	NEW CONSTR	0	10/01/2011
M16600	H/AC	0	10/01/2011
P14963	NEW CONSTR	0	09/01/2011
B25091	NEW CONSTR	145,506	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1765/1742	11/18/2011	WD	Q	I	02	130,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BECK BEVERLY S						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W28 FOP=[YR=2011] N10 W11 S10 E11$ W12 S22
FGR=[YR=2011] S22 E20 N2 FOP=[YR=2011] E6 N11 W6 S11$ N20
W20$E20 S9 E6 S11 E14 N42$.

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	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	100	2011	2011	3	91	3,917	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2011	2011	3	91	177	

LAND DESCRIPTION

TOTAL OB/XF 4,094

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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS