LOT 45
IN OR 1784/1972
TIMBER CREEK PLANTATION #3

RICHO TIFFANY ELAINE
76730 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0045-0000

BUILDING CHARACTERISTICS

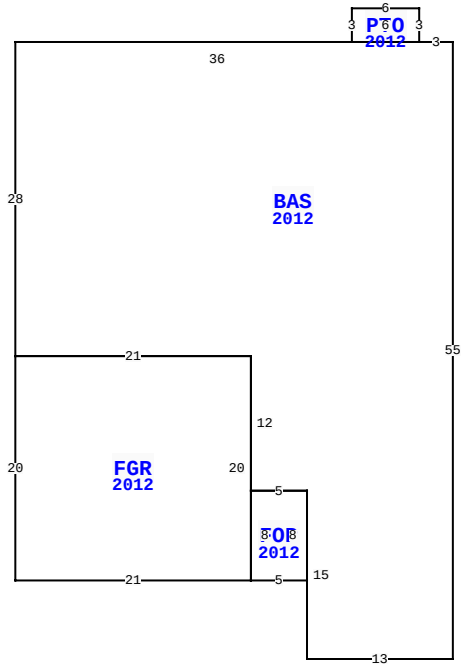
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,503	100	2012	1,503	153,011
FGR	420	55	2012	231	23,517
FOP	40	30	2012	12	1,222
PTO	18	5	2012	1	102
TOTALS	1,981			1,747	177,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	107.9000	107.90	188,501	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2013 Heated Area: 1503 HX Base Yr 2013



76730 TIMBERCREEK BLVD, YULEE

BLD DATE	06/29/2012	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		177,851
TOTAL MARKET OB/XF VALUE		4,383
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,234
SOH/AGL Deduction		102,294
ASSESSED VALUE		134,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,218
TOTAL JUST VALUE		237,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25424	CO ISSUED	0	02/28/2012
E24541	NEW CONSTR	0	01/01/2012
M16812	H/AC	0	01/01/2012
P15560	NEW CONSTR	0	01/01/2012
B25424	NEW CONSTR	170,715	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/1972	3/16/2012	WD	Q	I	01	131,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHO TIFFANY ELAIN						
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=2012] W3 PTO=[YR=2012] N3 W6 S3 E6$ W36 S28
FGR=[YR=2012] S20 E21 FOP=[YR=2012] E5 N8 W5 S8$ N20 W21$
E21 S12 E5 S15 E13 N55$.

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	1,152.00	SF	4.00	4.00	100	2012	2012	3	92	4,239	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2012	2012	3	92	144	

LAND DESCRIPTION

TOTAL OB/XF 4,383

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	000100	C	RES	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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS