LOT 49
IN OR 1915/105
TIMBER CREEK PLANTATION #3

TYRE LONNIE & IRINA
76762 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0049-0000

BUILDING CHARACTERISTICS

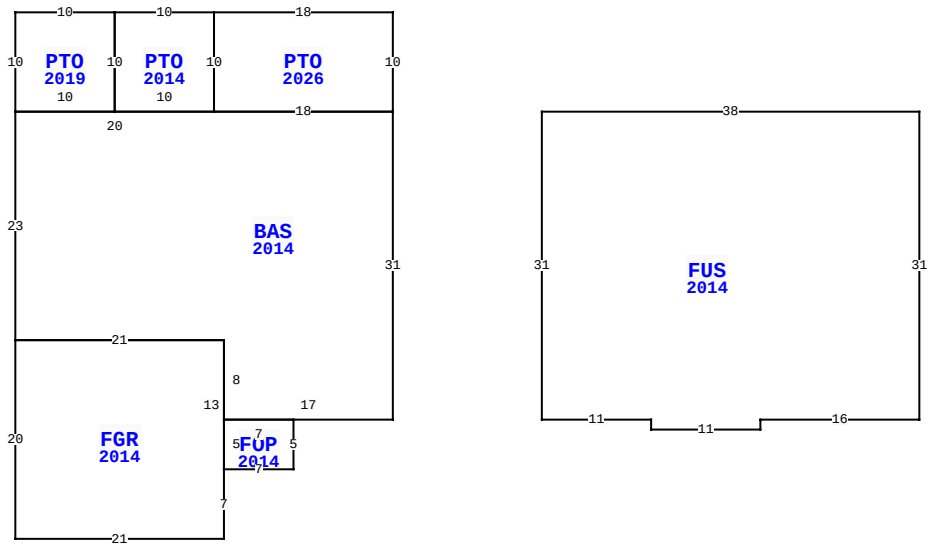
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,010	100	2014	1,010	98,608
FGR	420	55	2014	231	22,554
FOP	35	30	2014	10	976
FUS	1,189	100	2014	1,189	116,085
PTO	100	5	2014	5	488
PTO	100	5	2019	5	488
PTO	180	5	2026	9	879
TOTALS	3,034			2,459	240,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	102.3360	102.34	251,654	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2023 Heated Area: 2199 HX Base Yr 2023



76762 TIMBERCREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,078
TOTAL MARKET OB/XF VALUE		5,431
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,509
SOH/AGL Deduction		397
ASSESSED VALUE		300,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,390
TOTAL JUST VALUE		300,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327571	NEW CONSTR	0	05/20/2014
B1327571	CO ISSUED	0	03/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/0105	4/28/2014	SW	Q	I	01	190,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TYRE LONNIE & IRINA						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

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	1,111.00	SF	5.20	5.20	100	2014	2014	3	94	5,431	

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=15,0] E38 S31 W16 S1 W11 N1 W11 N31 $
BAS=[YR=2014;ORIG=0,0] W18 W20 S23 E21 S8 E17 N31 $
FGR=[YR=2014;ORIG=-38,23] S20 E21 N7 N13 W21 $
PTO=[YR=2014;ORIG=-18,0] N10 W10 S10 E10 $
PTO=[YR=2019;ORIG=-28,-10] W10 S10 E10 N10 $
FOP=[YR=2014;ORIG=-17,36] E7 N5 W7 S5 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-18,-10] E18 S10 W18 N10 $
.

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS