LOT 50
TIMBER CREEK PLANTATION #3
PB 7/302

TYLER MARISSA ANNE
76770 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

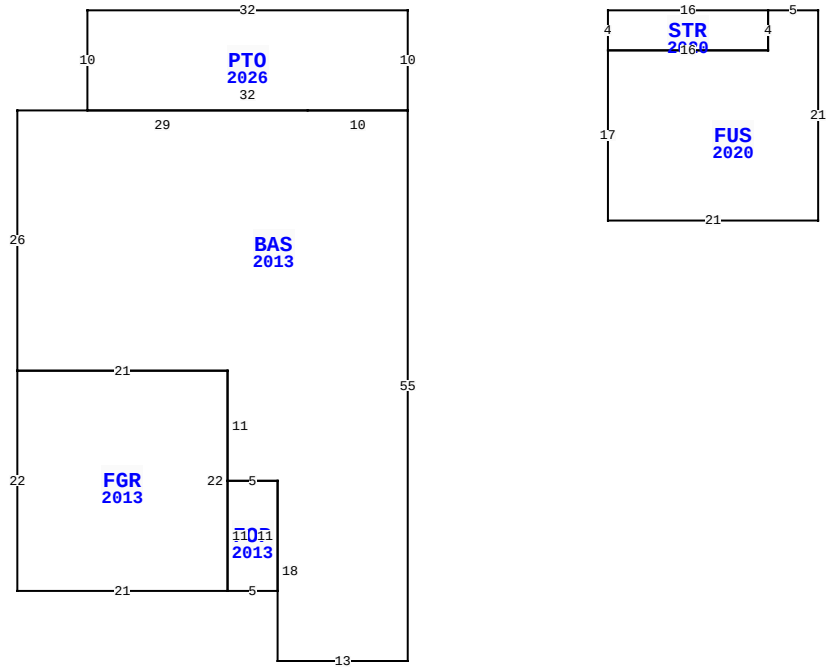
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,446	100	2013	1,446	154,653
FGR	462	55	2013	254	27,166
FOP	55	30	2013	16	1,711
FUS	377	100	2020	377	40,321
PTO	320	5	2026	16	1,711
STR	64	10	2020	6	642
TOTALS	2,724			2,115	226,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	112.7000	112.70	238,360	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2024 Heated Area: 1823 HX Base Yr



76770 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		226,204
TOTAL MARKET OB/XF VALUE		6,118
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		287,322
SOH/AGL Deduction		2,530
ASSESSED VALUE		284,792
TOTAL EXEMPTION VALUE	13	284,792
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000536	ADDITION	20,000	01/17/2020
B1327518	CO ISSUED	0	12/03/2013
B1327518	NEW CONSTR	177,810	07/01/2013
B1226724	NEW CONSTR	187,044	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1375	4/20/2022	WD	Q	I	01	371,000
GRANTOR: BRADLEY LISA R & LEE						
GRANTEE: TYLER MARISSA ANNE						
2178/1151	2/15/2018	WD	Q	I	01	185,000
GRANTOR: WILLIAMS CODY N & CHR						
GRANTEE: BRADLEY LISA R & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=-10,10] W29 S26 E21 S11 E5 S18 E13 N55 W10 $
FGR=[YR=2013;ORIG=-39,36] S22 E21 N22 W21 $
FUS=[YR=2020;ORIG=36,0] E5 S21 W21 N17 E16 N4 $
STR=[YR=2020;ORIG=20,0] E16 S4 W16 N4 $
FOP=[YR=2013;ORIG=-18,58] E5 N11 W5 S11 $
PTR=[YR=2020;ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=0,10] W32 N10 E32 S10 $
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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	1,265.00	SF	5.20	5.20	100	2013	2013	3	93	6,118	

LAND DESCRIPTION

TOTAL OB/XF 6,118

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 07/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS