LOT 51
IN OR 2117/1758
TIMBER CREEK PLANTATION #3

REHN ROBERT
76778 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0051-0000

BUILDING CHARACTERISTICS

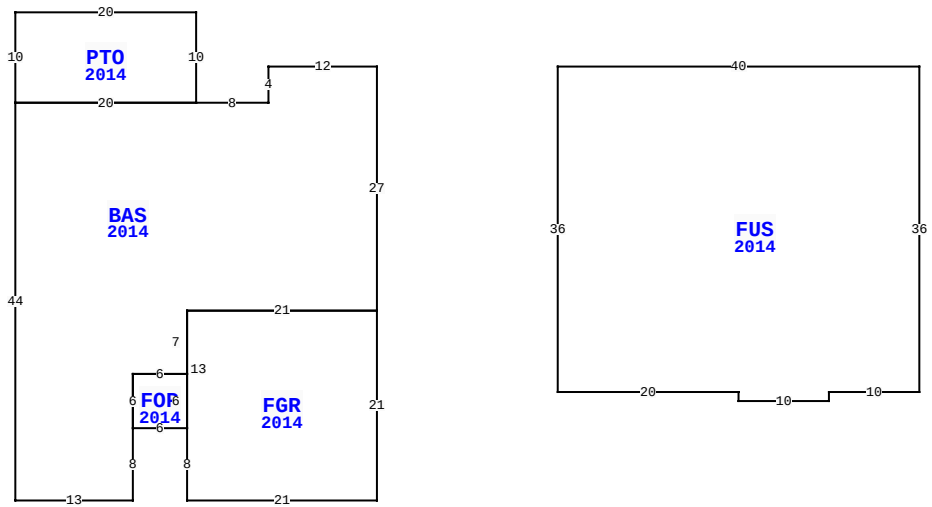
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,283	100	2014	1,283	121,493
FGR	441	55	2014	243	23,010
FOP	36	30	2014	11	1,042
FUS	1,450	100	2014	1,450	137,306
PTO	200	5	2014	10	947
TOTALS	3,410			2,997	283,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,997	99.2640	99.26	297,482	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2025 Heated Area: 2733 HX Base Yr 2025



76778 TIMBERCREEK BLVD, YULEE

BLD DATE		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		283,798
TOTAL MARKET OB/XF VALUE		10,584
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,382
SOH/AGL Deduction		0
ASSESSED VALUE		349,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,660
TOTAL JUST VALUE		349,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428655	CO ISSUED	0	07/29/2014
B1428655	NEW CONSTR	294,084	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1758	5/01/2017	WD	Q	I	01	226,000
GRANTOR: BARRERA ROGER & MARIA						
GRANTEE: REHN ROBERT						
1929/1793	7/29/2014	SW	Q	I	02	212,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BARRERA ROGER & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 S4 W8 PTO=[YR=2014] N10 W20 S10 E20$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N21 W21 S13$ N6 W6 S6$ N6 E6 N7 E21 N27$ PTR=E20 FUS=[YR=2014] E40 S36 W10 S1 W10 N1 W20 N36$ W20 $.

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	1,186.00	SF	5.20	5.20	100	2014	2014	3	94	5,797	
2	0476	VF 6 SBPL	0	100	0	0	176.00	LF	32.00	32.00	100	2014	2014	3	85	4,787	

LAND DESCRIPTION

TOTAL OB/XF 10,584

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 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS