LOT 52
TIMBER CREEK PLANTATION #3
PB 7/302

PIEK WILLIAM A/
76786 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

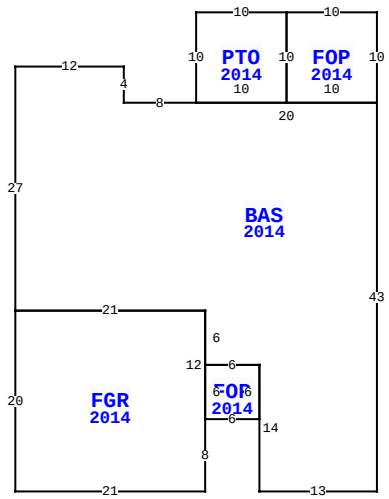
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

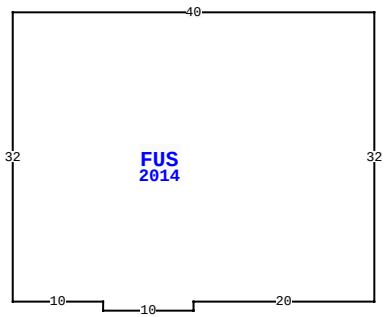
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2014	1,264	123,408
FGR	420	55	2014	231	22,554
FOP	36	30	2014	11	1,074
FOP	100	30	2014	30	2,929
FUS	1,290	100	2014	1,290	125,946
PTO	100	5	2014	5	488
TOTALS	3,210			2,831	276,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,831	102.3360	102.34	289,725	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2015 Heated Area: 2554 HX Base Yr 2015





76786 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,398
TOTAL MARKET OB/XF VALUE		6,825
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,223
SOH/AGL Deduction		124,146
ASSESSED VALUE		214,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,355
TOTAL JUST VALUE		338,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327810	NEW CONSTR	291,750	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/08/2014	CN	Q	I	01	187,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PIEK WILLIAM A						
9999/9999	1/08/2014	CN	U	I	11	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PIEK WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 PTO=[YR=2014] W10 S10 BAS=[YR=2014] W8 N4 W12 S27 FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E6 N6 W6 S6 $ N12 W21$ E21 S6 E6 S14 E13 N43 W20$ E10 N10$ S10 E10 N10$ PTR=E20 FUS=[YR=2014] E40 S32 W20 S1 W10 N1 W10 N32$ 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	0810	CONCRETE A	0	100	0	0	1,117.00	SF	6.50	6.50	100	2014	2014	3	94	6,825	

LAND DESCRIPTION

TOTAL OB/XF 6,825

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 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS