LOT 53
IN OR 2026/427
TIMBER CREEK PLANTATION #3

**NAJERA HECTOR J & ZULEMA**
76794 TIMBERCREEK BLVD
YULEE, FL 32097

**2025**

**11-2N-26-2052-0053-0000**

## BUILDING CHARACTERISTICS

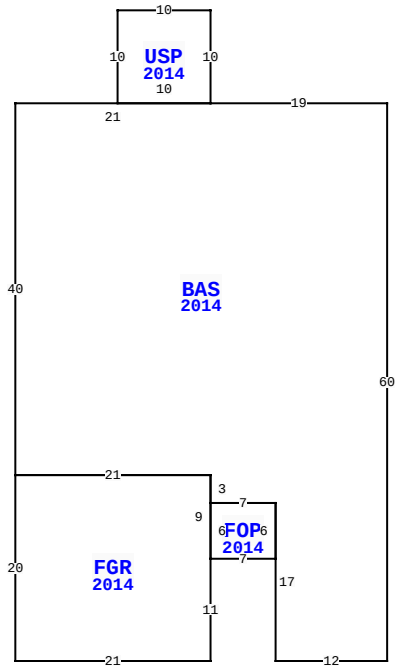
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,861 | 100 | 2014 | 1,861 | 183,736 |
| FGR | 420 | 55 | 2014 | 231 | 22,806 |
| FOP | 42 | 30 | 2014 | 13 | 1,283 |
| USP | 100 | 30 | 2014 | 30 | 2,962 |
| TOTALS | 2,423 | | | 2,135 | 210,787 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,135 | 103.4880 | 103.49 | 220,951 | 2014 | 2014 | 0 | 0 | 0 | 4.60 | 95.40 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1861 HX Base Yr 2025




76794 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 | | 210,787 |
| TOTAL MARKET OB/XF VALUE | | 8,817 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 274,604 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 274,604 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 223,882 |
| TOTAL JUST VALUE | | 274,604 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 265,239 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429130 | ADDITION | 2,124 | 08/01/2014 |
| B1428389 | NEW CONSTR | 0 | 07/17/2014 |
| B1428389 | CO ISSUED | 0 | 05/21/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2026/0427 | 1/28/2016 | WD | Q | I | 01 | 188,000 |
| GRANTOR: MASON ROBERT E & JANE | | | | | | |
| GRANTEE: NAJERA HECTOR J & Z | | | | | | |
| 1920/0562 | 5/22/2014 | SW | Q | I | 01 | 170,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: MASON ROBERT E & JA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W19 USP=[YR=2014] N10 W10 S10 E10$ W21 S40
FGR=[YR=2014] S20 E21 N11 FOP=[YR=2014] E7 N6 W7 S6$ N9 W21$
E21 S3 E7 S17 E12 N60$ .

## 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 | 1,136.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 94 | 5,553 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 85 | 3,264 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,817

| 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 04/28/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS