LOT 54
TIMBER CREEK PLANTATION #3
PB 7/302

PMN RESIDENTIAL BUYER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

11-2N-26-2052-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

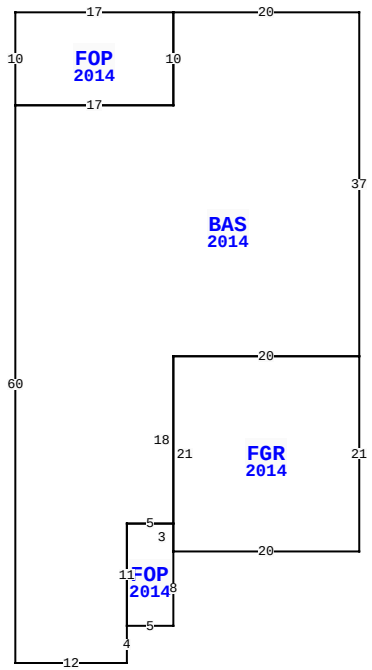
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,685	100	2014	1,685	176,117
FGR	420	55	2014	231	24,144
FOP	55	30	2014	16	1,672
FOP	170	30	2014	51	5,331
TOTALS	2,330			1,983	207,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	109.5640	109.56	217,257	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1685 HX Base Yr



76802 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	207,263
TOTAL MARKET OB/XF VALUE	6,628
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,891
SOH/AGL Deduction	0
ASSESSED VALUE	268,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,891
TOTAL JUST VALUE	268,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429408	CO ISSUED	0	12/31/2014
B1429408	NEW CONSTR	207,975	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1398	9/12/2022	WD	Q	I	01	346,000
GRANTOR: HOLLEY MICHELLE CAGLE						
GRANTEE: PMN RESIDENTIAL BUY						
2141/1096	8/14/2017	WD	Q	I	01	213,000
GRANTOR: HICKEY KEVIN						
GRANTEE: HOLLEY MICHELLE CAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W17 S10 E17 N10$ S10 W17 S60 E12 N4 FOP=[YR=2014] E5 N8 FGR=[YR=2014] E20 N21 W20 S21$ N3 W5 S11$ N11 E5 N18 E20 N37$.

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	0	0	0	1,356.00	SF	5.20	5.20	100	2014	2014	3	94	6,628	

LAND DESCRIPTION

TOTAL OB/XF 6,628

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	0		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