LOT 55
TIMBER CREEK PLANTATION #3
PB 7/302

BRUNK DAVID R & DEANNA D
76810 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

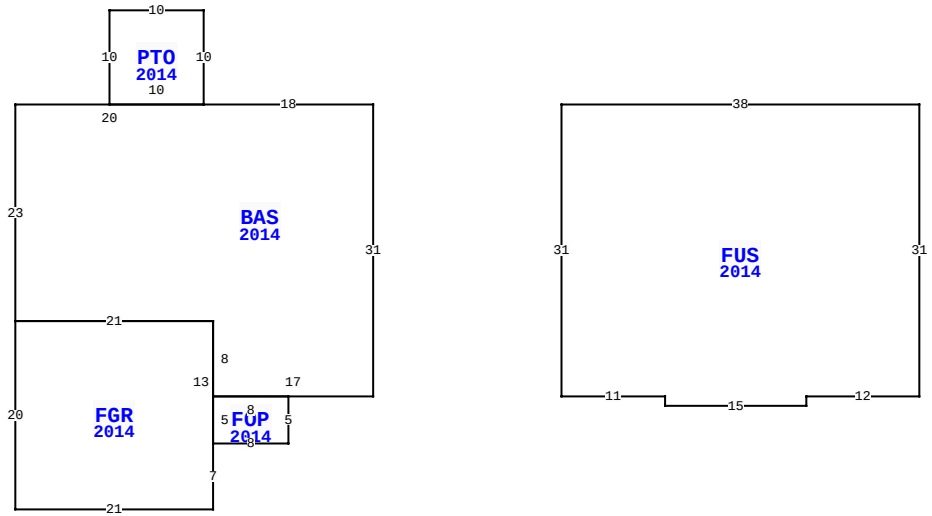
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	2014	1,010	98,826
FGR	420	55	2014	231	22,603
FOP	40	30	2014	12	1,174
FUS	1,193	100	2014	1,193	116,733
PTO	100	5	2014	5	489
TOTALS	2,763			2,451	239,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	102.6240	102.62	251,522	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2025 Heated Area: 2203 HX Base Yr



76810 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		239,826
TOTAL MARKET OB/XF VALUE		4,121
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		298,947
SOH/AGL Deduction		0
ASSESSED VALUE		298,947
TOTAL EXEMPTION VALUE	13	298,947
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		298,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429358	CO ISSUED	0	11/25/2014
B1429358	NEW CONSTR	255,264	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/0898	10/03/2019	WD	Q	I	01	246,000
GRANTOR: COOPER SHERRI L & CHR						
GRANTEE: BRUNK DAVID R & DEA						
1950/1340	11/26/2014	SW	Q	I	01	176,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COOPER SHERRI L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N10 W10 S10 E10$ W20 S23 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E8 N5 W8 S5$ N13 W21$ E21 S8 E17 N31$ PTR= E20 FUS=[YR=2014] E38 S31 W12 S1 W15 N1 W11 N31$ 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	0812	CONCRETE C	0	100	0	0	1,096.00	SF	4.00	4.00	100	2014	2014	3	94	4,121	

LAND DESCRIPTION

TOTAL OB/XF 4,121

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 10/01/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS