LOT 74
IN OR 1756/1870
TIMBER CREEK PLANTATION #3

MEADE GORDON A
12528 DARBY AVE
ORLANDO, FL 32837

2025

11-2N-26-2052-0074-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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

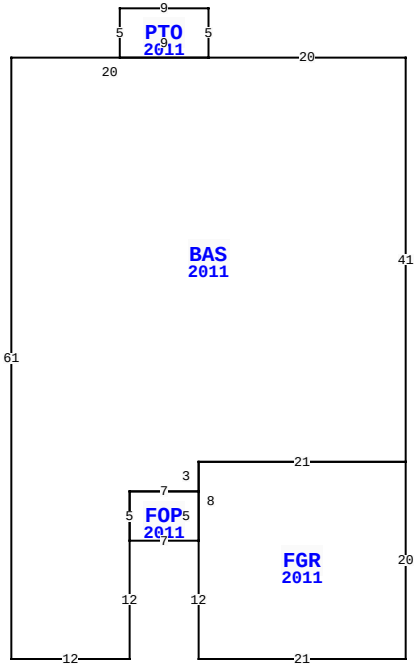
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	2011	1,901	201,703
FGR	420	55	2011	231	24,510
FOP	35	30	2011	10	1,061
PTO	45	5	2011	2	212
TOTALS	2,401			2,144	227,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	113.4840	113.48	243,301	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1901 HX Base Yr



77230 COBBLESTONE DR, YULEE

BLD DATE	12/05/2012 KK	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	227,486
TOTAL MARKET OB/XF VALUE	7,023
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	289,509
SOH/AGL Deduction	0
ASSESSED VALUE	289,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,509
TOTAL JUST VALUE	289,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23924	ELEC OTHER	0	10/01/2011
C24600	CO ISSUED	0	07/08/2011
M16156	H/AC	0	05/01/2011
E23448	NEW CONSTR	0	05/01/2011
B24600	NEW CONSTR	209,241	04/01/2011
P14737	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/1870	9/21/2011	WD	Q	I	01	170,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MEADE GORDON A						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 PTO=[YR=2011] N5 W9 S5 E9$ W20 S61 E12 N12 FOP=[YR=2011] E7 FGR=[YR=2011] S12 E21 N20 W21 S8$ N5 W7 S5$ N5 E7 N3 E21 N41$.

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	604.00	SF	5.20	5.20	100	2011	2011	3	91	2,858	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2011	2011	3	91	373	
3	0462	ST/AL FNC	0	0	158	4	632.00	SF	10.00	10.00	100	2011	2011	3	60	3,792	

LAND DESCRIPTION

TOTAL OB/XF 7,023

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	000134	C	RES POND	0	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 07/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS