

LOT 82
TIMBER CREEK PLANTATION #3
PB 7/302

SN TAMPA LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2025

11-2N-26-2052-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

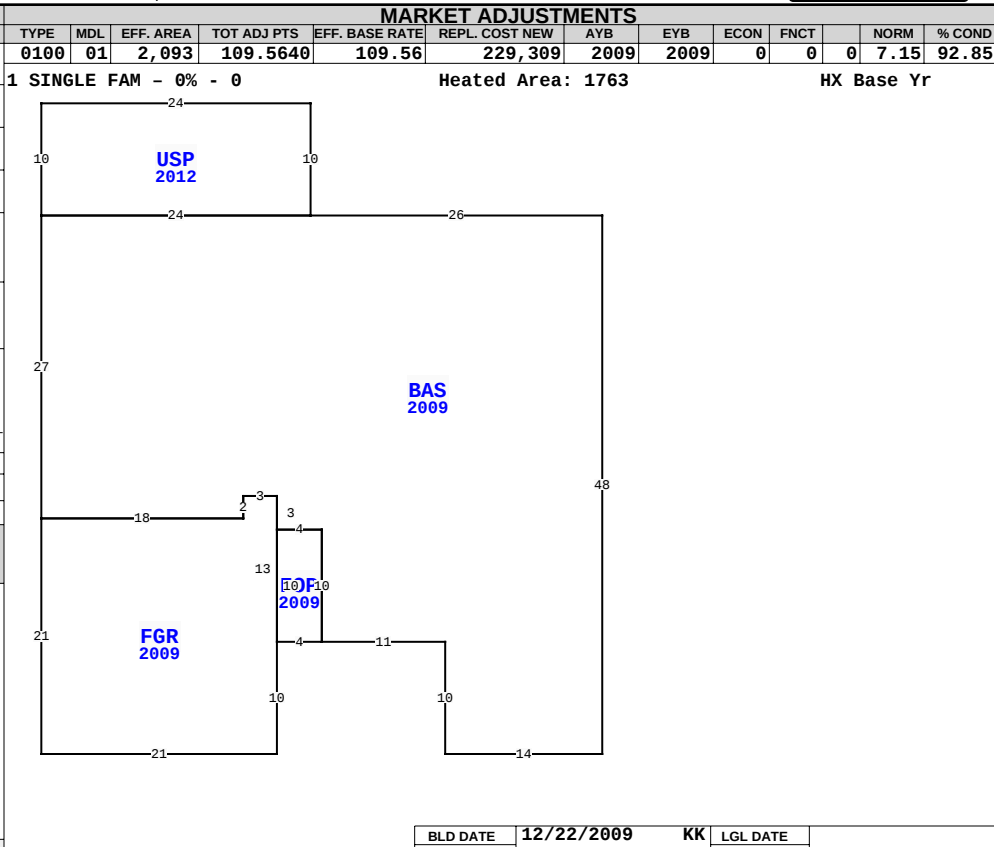
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,763	100	2009	1,763	179,343
FGR	447	55	2009	246	25,025
FOP	40	30	2009	12	1,221
USP	240	30	2012	72	7,324
TOTALS	2,490			2,093	212,913

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	604.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	18	54.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	604.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	18	54.00	SF	6.50	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	604.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	18	54.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	212,913								
TOTAL MARKET OB/XF VALUE	3,107								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	271,020								
SOH/AGL Deduction	0								
ASSESSED VALUE	271,020								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	271,020								
TOTAL JUST VALUE	271,020								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	261,515								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23802	ADDITION	4,498	07/01/2010
C0922918	CO ISSUED	0	12/22/2009
E22203	ELEC OTHER	0	11/01/2009
M14909	H/AC	0	11/01/2009
P0913966	OTHER	0	10/01/2009
B0922918	NEW CONSTR	163,944	10/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2503/1663	10/08/2021	WD	Q	I	01	291,000			
GRANTOR: ARCHER FRANCIS M & QU									
GRANTEE: SN TAMPA LLC									
2062/1195	8/02/2016	SW	Q	I	01	183,900			
GRANTOR: TGM PROPERTIES INC									
GRANTEE: ARCHER FRANCIS M &									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009] W26 USP=[YR=2012] N10 W24 S10 E24\$ W24 S27 FGR=[YR=2009] S21 E21 N10 FOP=[YR=2009] E4 N10 W4 S10 \$ N13 W3 S2 W18\$ E18 N2 E3 S3 E4 S10 E11 S10 E14 N48\$.									