LOT 155
IN OR 1958/594
TIMBER CREEK PLANTATION #3

DRAKEFORD JUJUAN A/LAWSON-DRAKEFORD TONI M
76829 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

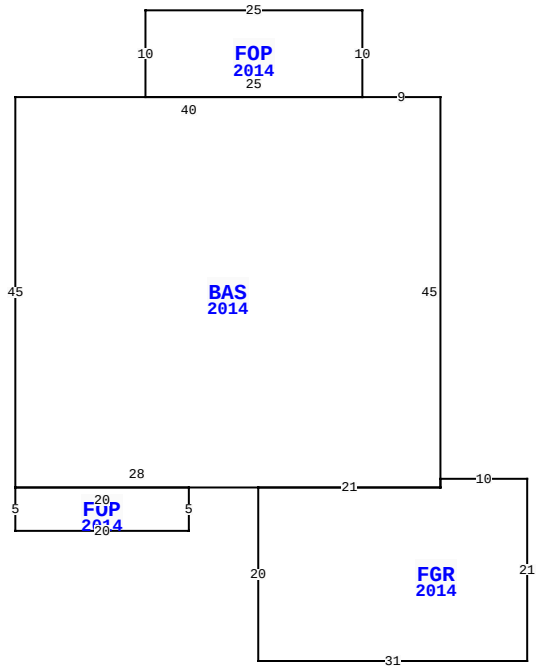
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,205	100	2014	2,205	230,862
FGR	630	55	2014	346	36,226
FOP	100	30	2014	30	3,141
FOP	250	30	2014	75	7,853
TOTALS	3,185			2,656	278,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	110.2080	110.21	292,718	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2205 HX Base Yr



76829 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		278,082
TOTAL MARKET OB/XF VALUE		7,734
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,816
SOH/AGL Deduction		0
ASSESSED VALUE		340,816
TOTAL EXEMPTION VALUE	13	340,816
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328020	CO ISSUED	0	04/09/2014
B1328020	NEW CONSTR	269,163	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0594	1/16/2015	SW	Q	I	01	210,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DRAKEFORD JUJUAN A						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W9 FOP=[YR=2014] N10 W25 S10 E25$ W40 S45 FOP=[YR=2014] S5 E20 N5 W20$ E28 FGR=[YR=2014] S20 E31 N21 W10 S1 W21$ E21 N45$.

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	2,057.00	SF	4.00	4.00	100	2014	2014	3	94	7,734	

LAND DESCRIPTION

TOTAL OB/XF 7,734

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 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS