LOT 156
IN OR 2039/734
TIMBER CREEK PLANTATION #3

ORTIZ DANIEL/FERNANDEZ SHEYLA MIRANDA
76837 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0156-0000

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	14	CARPET 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

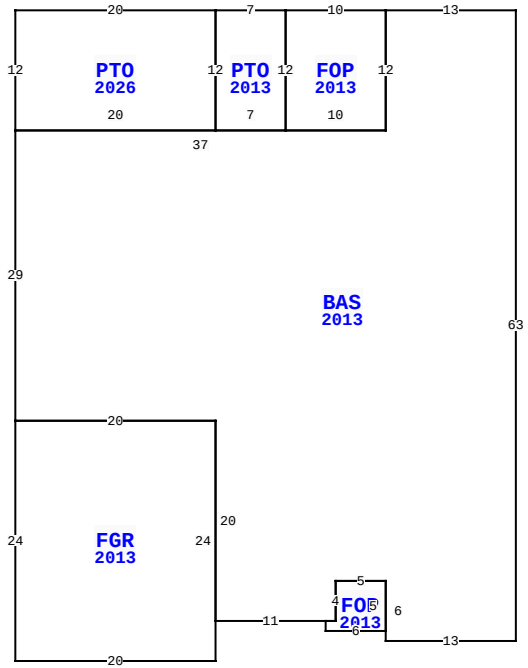
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	2013	2,212	214,720
FGR	480	55	2013	264	25,627
FOP	26	30	2013	8	777
FOP	120	30	2013	36	3,495
PTO	84	5	2013	4	388
PTO	240	5	2026	12	1,165
TOTALS	3,162			2,536	246,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	102.7200	102.72	260,498	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2212 HX Base Yr



76837 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		246,171
TOTAL MARKET OB/XF VALUE		9,267
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,438
SOH/AGL Deduction		3,443
ASSESSED VALUE		306,995
TOTAL EXEMPTION VALUE	13	306,995
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		310,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326798	NEW CONSTR	179,928	01/01/2013
P1316329	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0734	4/05/2016	WD	Q	I	01	199,500
GRANTOR: RIHA MATTHEW J & HEID						
GRANTEE: ORTIZ DANIEL & SHEY						
1870/0039	7/19/2013	WD	Q	I	02	175,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: RIHA MATTHEW J & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W13 S12 W37 S29 E20 S20 E11 E1 N4 E5 S6 E13 N63 $
FGR=[YR=2013;ORIG=-50,41] S24 E20 N24 W20 $
FOP=[YR=2013;ORIG=-13,0] W10 S12 E10 N12 $
PTO=[YR=2013;ORIG=-23,0] W7 S12 E7 N12 $
FOP=[YR=2013;ORIG=-19,61] S1 E6 N5 W5 S4 W1 $
PTO=[YR=2026;ORIG=-50,0] E20 S12 W20 N12 $
.

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	0810	CONCRETE A	0	100	0	0	921.00	SF	6.50	6.50	100	2013	2013	3	93	5,567	
2	0476	VF 6 SBPL	0	100	0	0	123.00	LF	32.00	32.00	100	2019	2019	3	94	3,700	

LAND DESCRIPTION

TOTAL OB/XF 9,267

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 10/27/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS