LOT 158
IN OR 1859/221
TIMBER CREEK PLANTATION #3

CALES JARED J & BRITTANY
76853 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

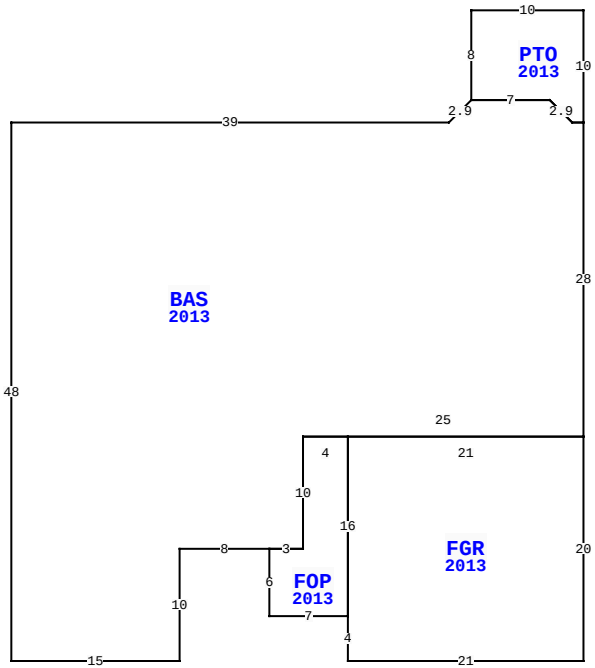
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,856	100	2013	1,856	182,281
FGR	420	55	2013	231	22,687
FOP	82	30	2013	25	2,455
PTO	84	5	2013	4	393
TOTALS	2,442			2,116	207,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	103.4880	103.49	218,985	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2014 Heated Area: 1856 HX Base Yr 2014



76853 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		207,817
TOTAL MARKET OB/XF VALUE		6,108
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,925
SOH/AGL Deduction		109,707
ASSESSED VALUE		159,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,496
TOTAL JUST VALUE		268,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326979	NEW CONSTR	210,493	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/0221	5/22/2013	WD	Q	I	02	168,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CALES JARED J & BRI						
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

PTO=[YR=2013] N10 W10 S8 BAS=[YR=2013] D2 L2 W39 S48 E15 N10 E8 FOP=[YR=2013] S6 E7 FGR=[YR=2013] S4 E21 N20 W21 S16$ N16 W4 S10 W3$ E3 N10 E25 N28 W1 U2 L2 W7$ E7 D2 R2 E1$.

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	100	0	0	1,263.00	SF	5.20	5.20	100	2013	2013	3	93	6,108	

LAND DESCRIPTION

TOTAL OB/XF 6,108

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