LOT 159
IN OR 1878/785
TIMBER CREEK PLANTATION #3

PETERS JOHN E & DEBORAH
76861 TIMBERCREEK BLVD
YULEE, FL 32097-1636

2025

11-2N-26-2052-0159-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

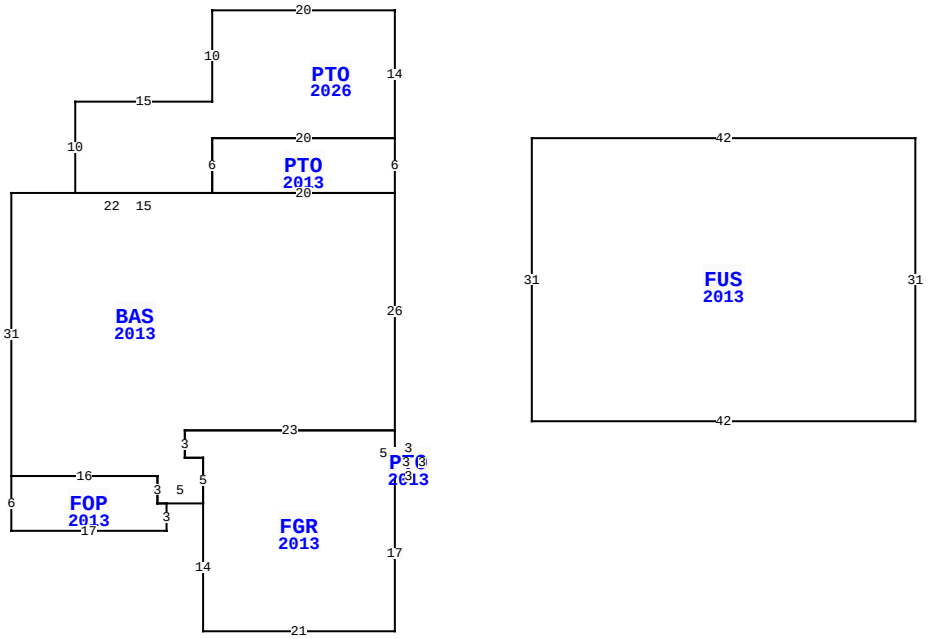
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	2013	1,206	124,942
FGR	468	55	2013	257	26,625
FOP	99	30	2013	30	3,108
FUS	1,302	100	2013	1,302	134,887
PTO	9	5	2013	0	0
PTO	120	5	2013	6	622
PTO	430	5	2026	22	2,279
TOTALS	3,634			2,823	292,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	109.6320	109.63	309,485	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2014 Heated Area: 2508 HX Base Yr 2014



76861 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		292,463
TOTAL MARKET OB/XF VALUE		6,171
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,634
SOH/AGL Deduction		139,156
ASSESSED VALUE		214,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,756
TOTAL JUST VALUE		353,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327086	CO ISSUED	0	08/29/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1878/0785	8/28/2013	SW	Q	I	01	227,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PETERS JOHN E & DEB						
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

FUS=[YR=2013;ORIG=15,0] E42 S31 W42 N31 $
BAS=[YR=2013;ORIG=-20,6] W22 S31 E16 S3 E5 N5 W2 N3 E23 N26 W20 $
FGR=[YR=2013;ORIG=-21,40] S14 E21 N17 N5 W23 S3 E2 S5 $
PTO=[YR=2013;ORIG=0,0] W20 S6 E20 N6 $
FOP=[YR=2013;ORIG=-42,37] S6 E17 N3 W1 N3 W16 $
PTO=[YR=2013;ORIG=0,37] E3 N3 W3 S3 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-35,6] N10 E15 N10 E20 S14 W20 S6 W15 $
.

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	1,276.00	SF	5.20	5.20	100	2013	2013	3	93	6,171	

LAND DESCRIPTION

TOTAL OB/XF 6,171

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 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS