LOT 160
IN OR 2060/127
TIMBER CREEK PLANTATION #3

PROTHERO RUSSELL D & BONNIE J
76869 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

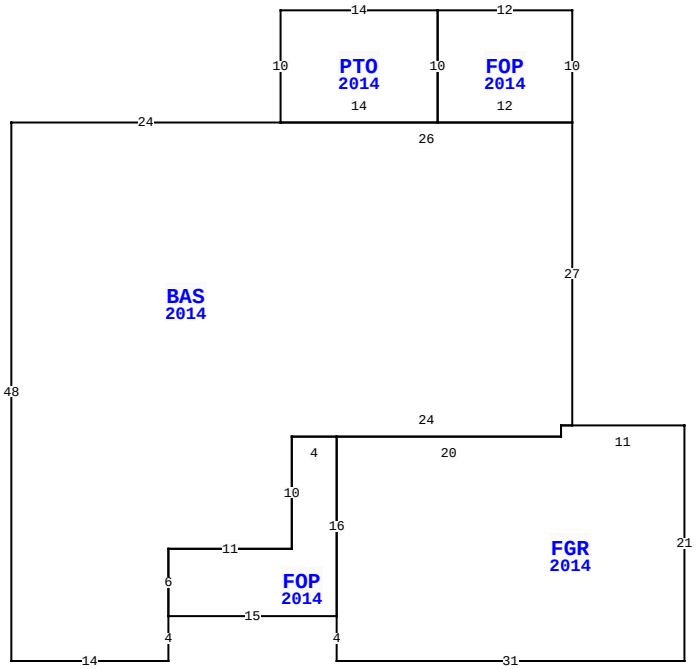
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,789	100	2014	1,789	178,300
FGR	631	55	2014	347	34,583
FOP	120	30	2014	36	3,588
FOP	130	30	2014	39	3,887
PTO	140	5	2014	7	697
TOTALS	2,810			2,218	221,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	104.4680	104.47	231,714	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2016 Heated Area: 1789 HX Base Yr 2016



76869 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		221,055
TOTAL MARKET OB/XF VALUE		7,562
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,617
SOH/AGL Deduction		104,451
ASSESSED VALUE		179,166
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,444
TOTAL JUST VALUE		283,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328144	CO ISSUED	0	03/28/2014
B1328144	NEW CONSTR	218,425	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/0127	7/15/2016	QC	U	I	11	100
GRANTOR: PROTHERO RUSSELL DAVI						
GRANTEE: PROTHERO RUSSELL DA						
1910/1995	3/26/2014	SW	Q	I	02	191,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PROTHERO RUSSELL DA						

BUILDING NOTES

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	1,547.00	SF	5.20	5.20	100	2014	2014	3	94	7,562	

BUILDING DIMENSIONS

FOP=[YR=2014] W12 PTO=[YR=2014] W14 S10 BAS=[YR=2014] W24 S48 E14 N4 FOP=[YR=2014] E15 FGR=[YR=2014] S4 E31 N21 W11 S1 W20 S16$ N16 W4 S10 W11 S6$ N6 E11 N10 E24 N1 E1 N27 W26$ E14 N10$ S10 E12 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,562

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS