LOT 161
TIMBER CREEK PLANTATION #3
PB 7/302

MURPHY LAUREL E REVOCABLE TRUST/MURPHY LAUREL E TR
16325 WHITEHAVEN RD
SILVER SPRING, MD 20906

2025

11-2N-26-2052-0161-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

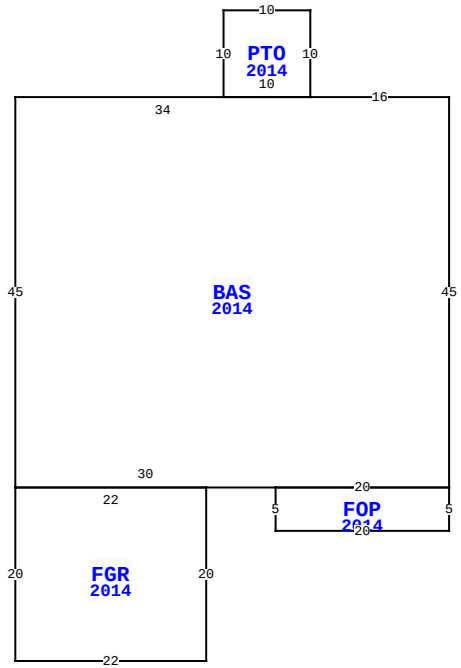
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,250	100	2014	2,250	215,552
FGR	440	55	2014	242	23,184
FOP	100	30	2014	30	2,874
PTO	100	5	2014	5	479
TOTALS	2,890			2,527	242,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	100.4160	100.42	253,761	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 0% - 0 Heated Area: 2250 HX Base Yr



76877 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	242,088
TOTAL MARKET OB/XF VALUE	10,496
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	307,584
SOH/AGL Deduction	217
ASSESSED VALUE	307,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,367
TOTAL JUST VALUE	307,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429011	CO ISSUED	0	10/07/2014
B1429011	NEW CONSTR	259,219	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1800	6/21/2024	QC	U	I	11	100
GRANTOR: MURPHY LAUREL ELLEN						
GRANTEE: MURPHY LAUREL E REV						
2122/0133	5/15/2017	WD	Q	I	01	210,000
GRANTOR: TILYOU DONNA ANDRA &						
GRANTEE: MURPHY LAUREL ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 PTO=[YR=2014] N10 W10 S10 E10$ W34 S45 FGR=[YR=2014] S20 E22 N20 W22$ E30 FOP=[YR=2014] S5 E20 N5 W20$ E20 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	0810	CONCRETE A	0	0	0	0	1,194.00	SF	6.50	6.50	100	2014	2014	3	94	7,295	
2	0855	CONC PAVER	0	0	0	0	330.00	SF	10.00	10.00	100	2019	2019	3	97	3,201	

LAND DESCRIPTION

TOTAL OB/XF 10,496

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	0		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