LOT 165
IN OR 1977/1349
TIMBER CREEK PLANTATION #3

NELSON PERRY A JR & CRYSTAL G
76909 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

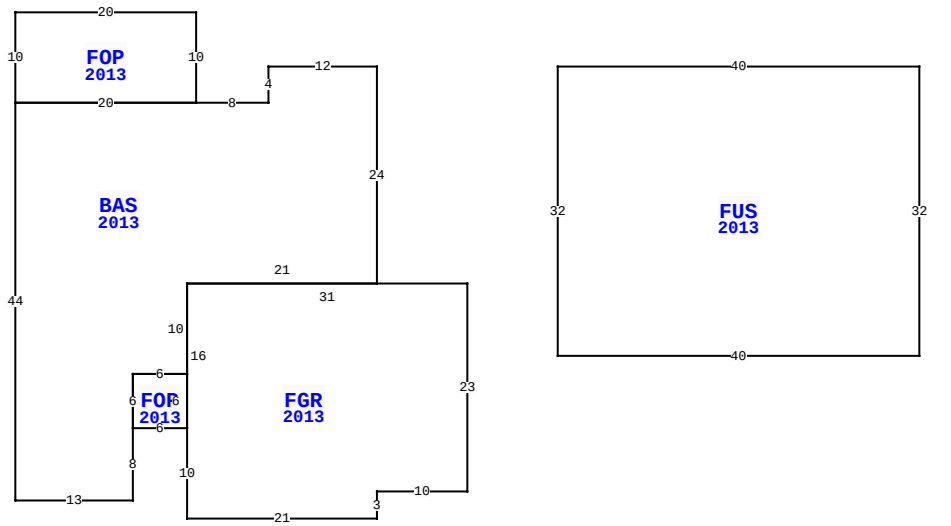
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	2013	1,220	119,274
FGR	776	55	2013	427	41,747
FOP	36	30	2013	11	1,075
FOP	200	30	2013	60	5,866
FUS	1,280	100	2013	1,280	125,141
TOTALS	3,512			2,998	293,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,998	103.0240	103.02	308,854	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2016 Heated Area: 2500 HX Base Yr 2016



76909 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		293,102
TOTAL MARKET OB/XF VALUE		41,776
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		389,878
SOH/AGL Deduction		107,241
ASSESSED VALUE		282,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,915
TOTAL JUST VALUE		389,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004917	SWIM POOL	59,992	03/30/2022
B1327129	CO ISSUED	0	07/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1349	5/01/2015	WD	Q	I	01	237,900
GRANTOR: STOTTS WESLEY THOMAS						
GRANTEE: NELSON PERRY ALLEN						
1872/0873	7/30/2013	SW	Q	I	02	225,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STOTTS WESLEY THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 S4 W8 FOP=[YR=2013] N10 W20 S10 E20$ W20 S44 E13 N8 FOP=[YR=2013] E6 FGR=[YR=2013] S10 E21 N3 E10 N23 W31 S16$ N6 W6 S6$ N6 E6 N10 E21 N24$ PTR=E20 FUS=[YR=2013] E40 S32 W40 N32$ W20$.

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	1,477.00	SF	5.20	5.20	100	2013	2013	3	93	7,143	
2	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2022	2022	3	95	27,455	
3	0855	CONC PAVER	0	100	0	0	725.00	SF	10.00	10.00	100	2022	2022	3	99	7,178	

LAND DESCRIPTION

TOTAL OB/XF 41,776

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS