LOT 168
IN OR 1932/1740
TIMBER CREEK PLANTATION #3

GARDINE-MILLIGAN GINA ISABEL/MILLIGAN TIMOTHY SEAN
76933 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0168-0000

BUILDING CHARACTERISTICS

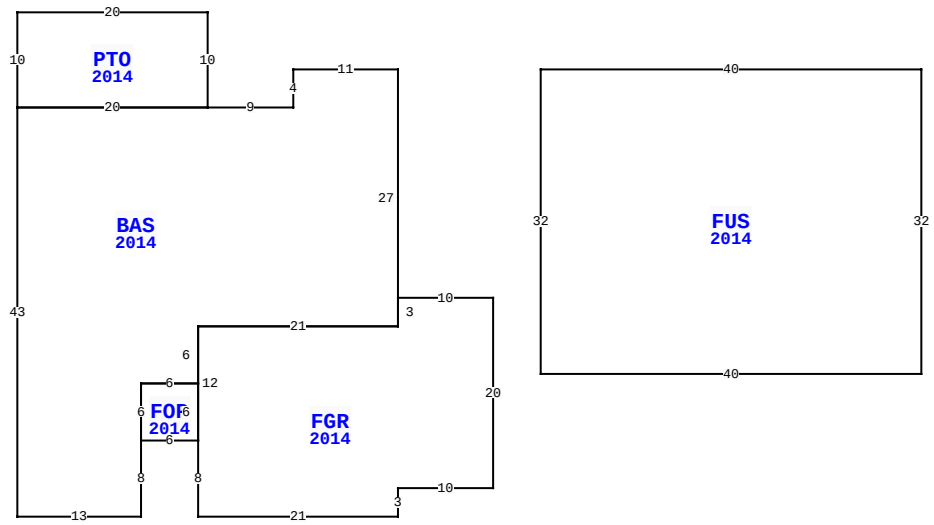
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,260	100	2014	1,260	123,269
FGR	620	55	2014	341	33,361
FOP	36	30	2014	11	1,076
FUS	1,280	100	2014	1,280	125,226
PTO	200	5	2014	10	979
TOTALS	3,396			2,902	283,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,902	102.5540	102.55	297,600	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2015 Heated Area: 2540 HX Base Yr 2015



76933 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		283,910
TOTAL MARKET OB/XF VALUE		7,176
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		346,086
SOH/AGL Deduction		108,324
ASSESSED VALUE		237,762
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		177,040
TOTAL JUST VALUE		346,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428621	NEW CONSTR	302,834	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1740	8/15/2014	SW	Q	I	02	225,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GARDINE-MILLIGAN GI						
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

BAS=[YR=2014] W11 S4 W9 PTO=[YR=2014] N10 W20 S10 E20$ W20 S43 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N3 E10 N20 W10 S3 W21 S12$ N6 W6 S6$ N6 E6 N6 E21 N27$ PTR=E15 FUS=[YR=2014] E40 S32 W40 N32$ 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	1,468.00	SF	5.20	5.20	100	2014	2014	3	94	7,176	

LAND DESCRIPTION

TOTAL OB/XF 7,176

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 04/08/2020 BY KBP Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS