

LOT 170
TIMBER CREEK PLANTATION #3
PB 7/302

HUFFMAN WESLEY
78029 UNDERWOOD CT
YULEE, FL 32097

2025

11-2N-26-2052-0170-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,283	100	2014	1,283	122,520
FGR	441	55	2014	243	23,205
FOP	36	30	2014	11	1,050
FUS	1,608	100	2014	1,608	153,557
UOP	200	20	2017	40	3,820

TOTALS	3,568			3,185	304,152
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,043.00	SF	5.20
2	0861	POOL GUNIT	0	100	10	28	280.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00
4	0910	SCRN RM L	0	100	30	40	1,200.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,185	100.0960	100.10	318,818	2014	2014	0	0
1 SINGLE FAM - 100% - 2015									
Heated Area: 2891									
HX Base Yr 2015									

UOP
2017

BAS
2014

FOP
2014

FGR
2014

36

40

44

21

19

8

21

TOTAL OB/XF									
44,176									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					304,152				
TOTAL MARKET OB/XF VALUE					44,176				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					403,328				
SOH/AGL Deduction					113,912				
ASSESSED VALUE					289,416				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					238,694				
TOTAL JUST VALUE					403,328				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					391,177				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703480	SCREEN ENCLOSURE	27,060	06/01/2017
17701424	SWIM POOL	0	03/01/2017
B1327716	NEW CONSTR	316,316	10/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2796/1925	6/20/2025	WD	Q	I	01	518,000	
GRANTOR: FAGRE LOUIS C JR & DA							
GRANTEE: HUFFMAN WESLEY							
1897/1652	12/11/2013	SW	Q	I	02	215,100	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: FAGRE LOUIS C JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W12 S4 W8 UOP=[YR=2017] N10 W20 S10 E20\$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N21 W21 S13\$ N6 W6 S6\$N6 E6 N7 E21 N27\$ PTR=E15 FUS=[YR=2014] E40 S44 W21 N8 W19 N36\$ W15\$.									