

LOT 177  
IN OR 1925/1117  
TIMBER CREEK PLANTATION #3

SMITH JESSIE M & JEFFREY A SR  
78101 UNDERWOOD CT  
YULEE, FL 32097

2025

11-2N-26-2052-0177-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| 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       | 1,300            | 100         | 2014 | 1,300        | 121,936              |
| FGR       | 630              | 55          | 2014 | 346          | 32,454               |
| FOP       | 30               | 30          | 2014 | 9            | 844                  |
| FOP       | 100              | 30          | 2014 | 30           | 2,814                |
| FUS       | 1,301            | 100         | 2014 | 1,301        | 122,030              |
| PTO       | 54               | 5           | 2014 | 3            | 281                  |
| PTO       | 100              | 5           | 2014 | 5            | 469                  |
| TOTALS    | 3,515            |             |      | 2,994        | 280,829              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 786.00 | SF | 5.20  |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 360.00 | SF | 85.00 |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 940.00 | SF | 10.00 |

| 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 | 0003 | 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  | 2,994     | 98.3240     | 98.32          | 294,370        | 2014 | 2014 | 0    | 0    |
| 1 SINGLE FAM - 100% - 2025 |     |           |             |                |                |      |      |      |      |
| Heated Area: 2601          |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2025            |     |           |             |                |                |      |      |      |      |
|                            |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 38,664      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| 4                         |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 280,829                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 38,664                    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 55,000                    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 374,493                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 374,493                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |
| 50,722                    |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 323,771                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 374,493                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 362,827                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18002205   | SWIM POOL   | 49,058  | 03/01/2018 |
| B1428544   | CO ISSUED   | 0       | 06/30/2014 |
| B1428544   | NEW CONSTR  | 300,711 | 05/01/2014 |

| SALES DATA                    |           |              |        |        |           |               |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1925/1117                     | 6/27/2014 | SW           | Q      | I      | 01        | 226,000       |
| GRANTOR: KB HOME JACKSONVILLE |           |              |        |        |           |               |
| GRANTEE: SMITH JESSIE M & JE  |           |              |        |        |           |               |
| 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                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2014] W10 PTO=[YR=2014] W10 S10 BAS=[YR=2014] W9 N4 W11 S24 FGR=[YR=2014] W10 S21 E10 S3 E21 PTO=[YR=2014] E6 N9 FOP=[YR=2014] N5 W6 S5 E6\$ W6 S9\$ N20 W21 N4\$ S4 E21 S6 E6 S14 E13 N44 W20\$ E10 N10\$ S10 E10 N10\$ PTR=E20 FUS=[YR=2014] E40 S32 W19 S1 W21 N33\$ W20\$. |  |  |  |  |  |  |  |  |  |