LOT 184
IN OR 2164/1650
TIMBER CREEK PLANTATION #3

WILLIAMS IVAN/RIFFEY TAYLOR
76882 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0184-0000

BUILDING CHARACTERISTICS

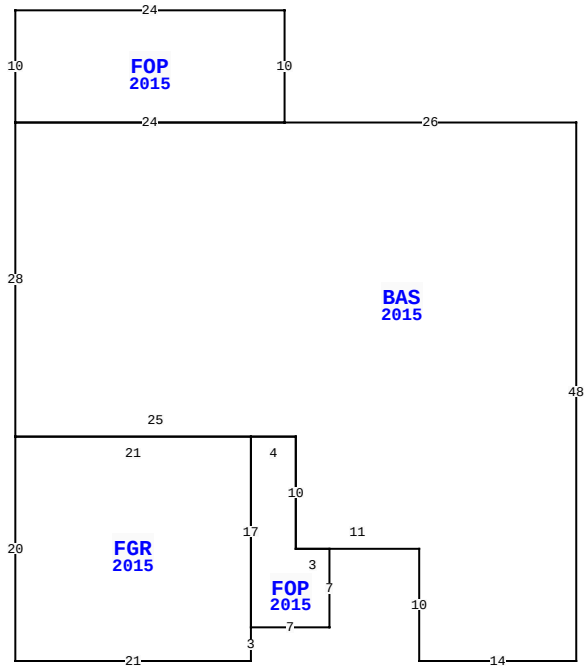
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,790	100	2015	1,790	179,334
FGR	420	55	2015	231	23,144
FOP	89	30	2015	27	2,705
FOP	240	30	2015	72	7,214
TOTALS	2,539			2,120	212,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	104.4680	104.47	221,476	2015	2015	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2025 Heated Area: 1790 HX Base Yr 2025



76882 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		212,395
TOTAL MARKET OB/XF VALUE		5,765
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,160
SOH/AGL Deduction		0
ASSESSED VALUE		273,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,438
TOTAL JUST VALUE		273,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429598	CO ISSUED	0	02/09/2015
B1429598	NEW CONSTR	0	11/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1650	12/11/2017	WD	Q	I	01	203,500
GRANTOR: LEWIS STEFAN M & NOEL						
GRANTEE: WILLIAMS IVAN & TAY						
1962/1859	2/17/2015	SW	Q	I	02	191,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LEWIS STEFAN M & NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FOP=[YR=2015] N10 W24 S10 E24$W24 S28
FGR=[YR=2015] S20 E21 N3 FOP=[YR=2015] E7 N7 W3 N10 W4 S17$
N17 W21$ E25 S10 E11 S10 E14 N48$.

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	1,167.00	SF	5.20	5.20	100	2015	2015	3	95	5,765	

LAND DESCRIPTION

TOTAL OB/XF 5,765

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS