LOT 185
TIMBER CREEK PLANTATION #3
PB 7/302

CURTIS CHARLES BRADLEY & MALLORY GRACE
76874 TIMBERCREEK BLVD
YULEE, FL 32097

2025

11-2N-26-2052-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

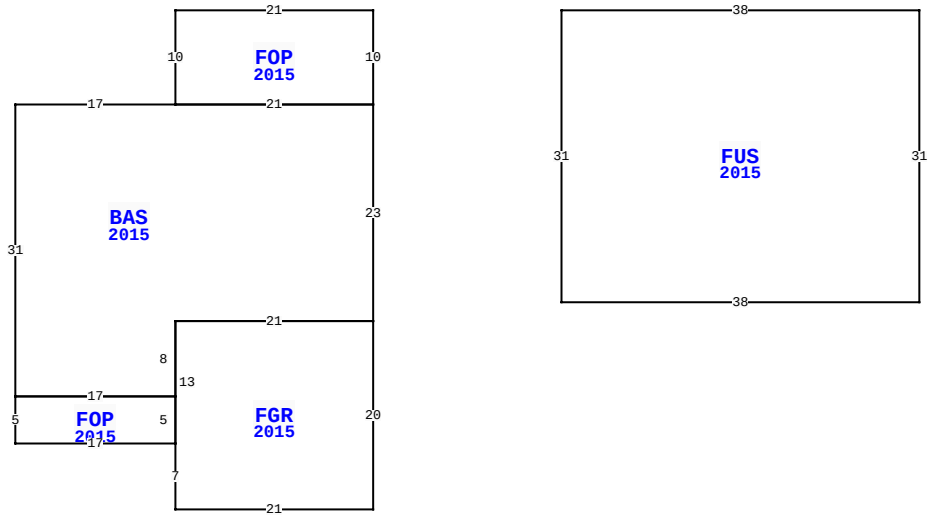
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,010	100	2015	1,010	106,370
FGR	420	55	2015	231	24,328
FOP	85	30	2015	26	2,738
FOP	210	30	2015	63	6,635
FUS	1,178	100	2015	1,178	124,064
TOTALS	2,903			2,508	264,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	109.8240	109.82	275,429	2015	2015	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2024 Heated Area: 2188 HX Base Yr 2024



76874 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		264,136
TOTAL MARKET OB/XF VALUE		6,506
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,642
SOH/AGL Deduction		32,698
ASSESSED VALUE		292,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,222
TOTAL JUST VALUE		325,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429423	CO ISSUED	0	01/28/2015
B1429423	NEW CONSTR	258,868	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/714	4/14/2023	WD	Q	I	01	395,000
GRANTOR: PARRADO CYNTHIA A/K/A						
GRANTEE: CURTIS CHARLES BRAD						
1960/1161	1/30/2015	SW	Q	I	01	213,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PARRADO LAZARO O &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W21 S10 BAS=[YR=2015] W17 S31 FOP=[YR=2015] S5 E17 FGR=[YR=2015] S7 E21 N20 W21 S13$ N5 W17$ E17 N8 E21 N23 W21$ E21 N10$ PTR= E20 FUS=[YR=2015] E38 S31 W38 N31$ 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	1,317.00	SF	5.20	5.20	100	2015	2015	3	95	6,506	

LAND DESCRIPTION

TOTAL OB/XF 6,506

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