LOT 201
IN OR 2069/200
TIMBER CREEK PLANTATION #3

STEPHENSON MATTHEW K
78012 TURNBERRY CT
YULEE, FL 32097

2025

11-2N-26-2052-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

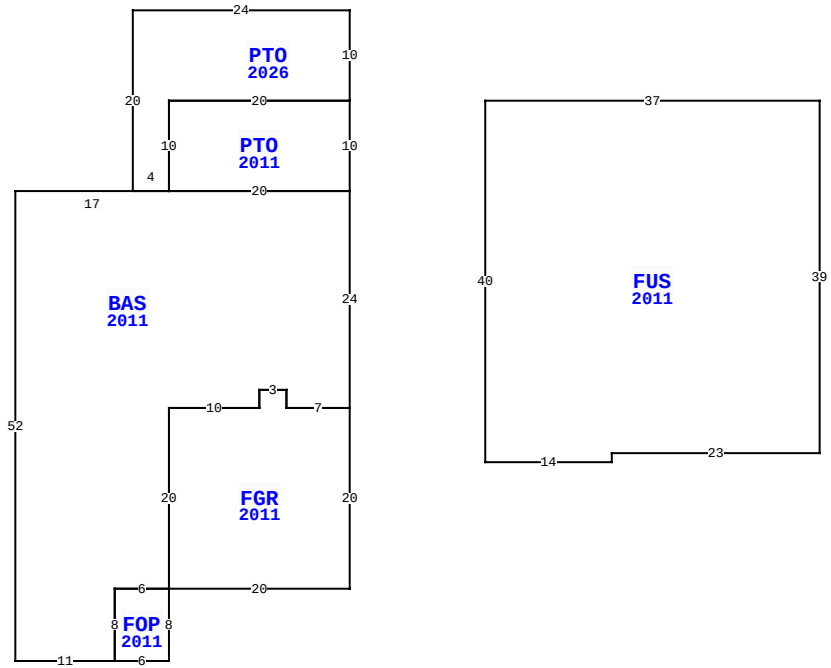
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	1,310	100	2011	1,310	120,915
FGR	406	55	2011	223	20,583
FOP	48	30	2011	14	1,292
FUS	1,457	100	2011	1,457	134,483
PTO	200	5	2011	10	923
PTO	280	5	2026	14	1,292
TOTALS	3,701			3,028	279,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,028	98.3480	98.35	297,804	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM - 0% - 0 Heated Area: 2767 HX Base Yr



78012 TURNBERRY CT, YULEE

BLD DATE	08/18/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	279,489
TOTAL MARKET OB/XF VALUE	6,078
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	340,567
SOH/AGL Deduction	0
ASSESSED VALUE	340,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,567
TOTAL JUST VALUE	340,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24152	CO ISSUED	0	02/11/2011
E23136	NEW CONSTR	0	12/01/2010
M15826	H/AC	0	12/01/2010
P14544	NEW CONSTR	0	12/01/2010
B24152	NEW CONSTR	287,909	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/0200	8/26/2016	WD	Q	I	01	239,000
GRANTOR: SEBASTIAN BRIAN						
GRANTEE: STEPHENSON MATTHEW						
1726/1453	2/22/2011	WD	Q	I	01	170,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SEBASTIAN BRIAN						

BUILDING NOTES

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	0	0	0	716.00	SF	5.20	5.20	100	2011	2011	3	91	3,388	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2011	2011	3	91	142	
3	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2020	2020	3	98	2,548	

BUILDING DIMENSIONS

FUS=[YR=2011;ORIG=15,0] E37 S39 W23 S1 W14 N40 $
BAS=[YR=2011;ORIG=-20,10] W17 S52 E11 N8 E6 N20 E10 N2 E3 S2 E7 N24 W20 $
FGR=[YR=2011;ORIG=-20,54] E20 N20 W7 N2 W3 S2 W10 S20 $
PTO=[YR=2011;ORIG=0,0] W20 S10 E20 N10 $
FOP=[YR=2011;ORIG=-26,62] E6 N8 W6 S8 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-24,-10] E24 S10 W20 S10 W4 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,078

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS