LOT 203
IN OR 1718/934
TIMBER CREEK PLANTATION #3

AVERY TONY D
78002 TURNBERRY COURT
YULEE, FL 32097

2025

11-2N-26-2052-0203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

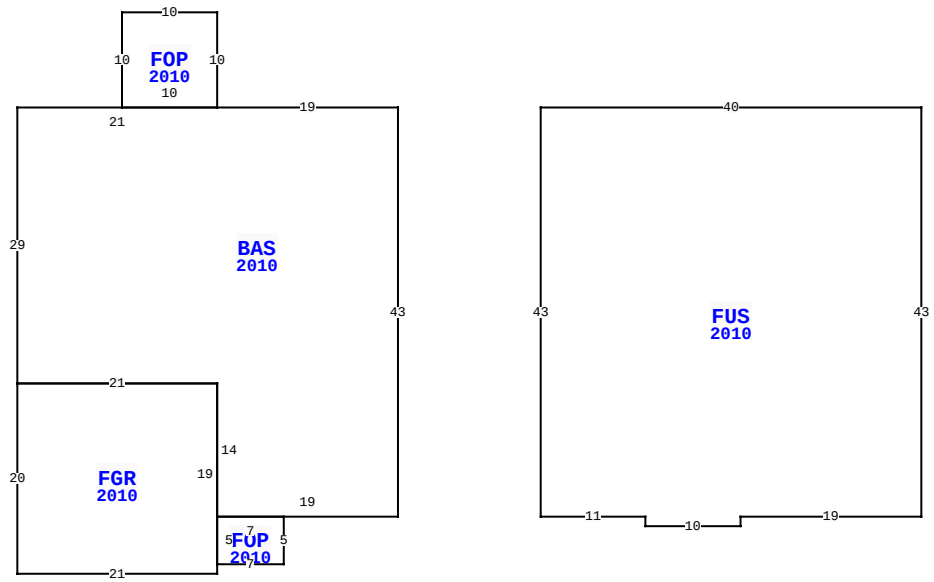
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,426	100	2010	1,426	131,723
FGR	420	55	2010	231	21,338
FOP	35	30	2010	10	924
FOP	100	30	2010	30	2,771
FUS	1,730	100	2010	1,730	159,805
TOTALS	3,711			3,427	316,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,427	98.9000	98.90	338,930	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2022 Heated Area: 3156 HX Base Yr



78002 TURNBERRY CT, 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		316,561
TOTAL MARKET OB/XF VALUE		2,855
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		374,416
SOH/AGL Deduction		6,979
ASSESSED VALUE		367,437
TOTAL EXEMPTION VALUE	13	367,437
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		374,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23674	CO ISSUED	0	08/01/2010
E22763	NEW CONSTR	0	07/01/2010
M15477	H/AC	0	07/01/2010
P14331	NEW CONSTR	0	06/01/2010
B23674	NEW CONSTR	320,995	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1718/0934	12/17/2010	WD	Q	I	01	201,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: AVERY TONY D						
1678/0215	5/20/2010	WD	Q	I	05	95,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19 FOP=[YR=2010] N10 W10 S10 E10$ W21 S29 FGR=[YR=2010] S20 E21 N1 FOP=[YR=2010] E7 N5 W7 S5$ N19 W21$ E21 S14 E19 N43$ PTR= E15 FUS=[YR=2010] E40 S43 W19 S1W10 N1 W11 N43$ W15$.

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	610.00	SF	5.20	5.20	100	2010	2010	3	90	2,855	

LAND DESCRIPTION

TOTAL OB/XF 2,855

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	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