LOT 205
TIMBER CREEK PLANTATION #3
PB 7/302

DOWNING ADONIA & JUDYLINN DE LEON
78011 TURNBERRY COURT
YULEE, FL 32097

2025

11-2N-26-2052-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

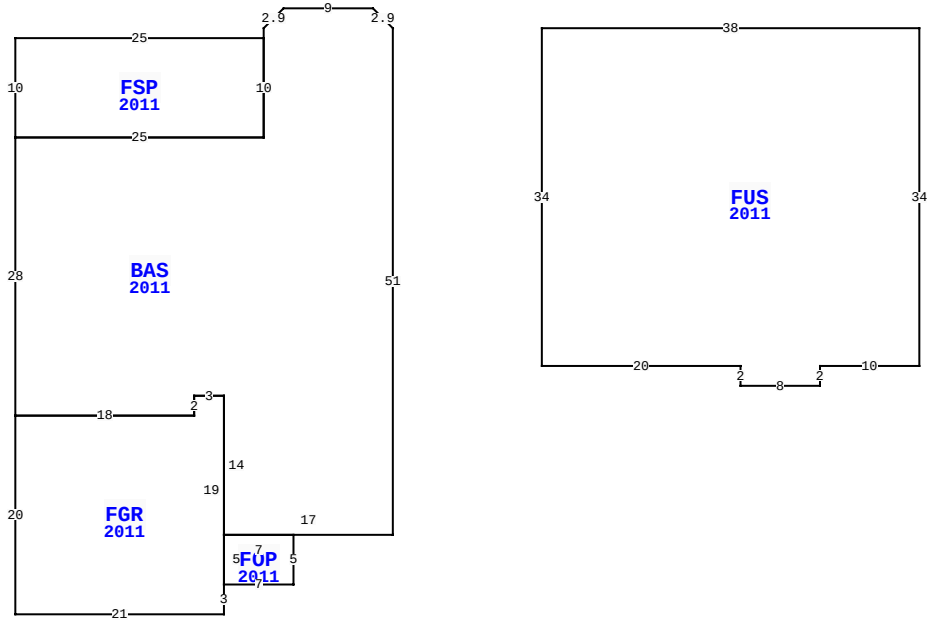
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,427	100	2011	1,427	139,843
FGR	426	55	2011	234	22,931
FOP	35	30	2011	10	980
FSP	250	40	2011	100	9,800
FUS	1,308	100	2011	1,308	128,181
TOTALS	3,446			3,079	301,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,079	104.4200	104.42	321,509	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 2025 Heated Area: 2735 HX Base Yr



78011 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	301,736
TOTAL MARKET OB/XF VALUE	3,053
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	359,789
SOH/AGL Deduction	0
ASSESSED VALUE	359,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,789
TOTAL JUST VALUE	359,789
NCON VALUE	14,832
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24151	CO ISSUED	0	02/11/2011
E23135	NEW CONSTR	0	12/01/2010
M15828	H/AC	0	12/01/2010
P14542	NEW CONSTR	0	12/01/2010
B24151	NEW CONSTR	289,796	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/188	2/23/2024	WD	Q	I	01	450,000
GRANTOR: HERNANDEZ WILLIAM & L						
GRANTEE: DOWNING ADONIA & JU						
2020/1305	12/18/2015	WD	Q	I	01	238,000
GRANTOR: ENGLISH SCOTT						
GRANTEE: HERNANDEZ WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] U2L2 W9 D2L2 S1 S10 W25 S28 E18 N2 E3 S14 E17 N51 $
FUS=[YR=2011;ORIG=15,0] E38 S34 W10 S2 W8 N2 W20 N34 $
FGR=[YR=2011;ORIG=-38,39] S20 E21 N3 N19 W3 S2 W18 $
FSP=[YR=2011;ORIG=-13,1] W25 S10 E25 N10 $
FOP=[YR=2011;ORIG=-17,56] E7 N5 W7 S5 $
PTR=[ORIG=0,0] E15 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	0	0	0	604.00	SF	5.20	5.20	100	2011	2011	3	91	2,858	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2011	2011	3	91	195	

LAND DESCRIPTION

TOTAL OB/XF 3,053

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