LOT 1
IN OR 1827/1404
TIMBER CREEK PLANTATION #1

DAVISON DARLENE R
76147 TIMBERCREEK BLVD
YULEE, FL 32097

**2026**

**11-2N-26-2050-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

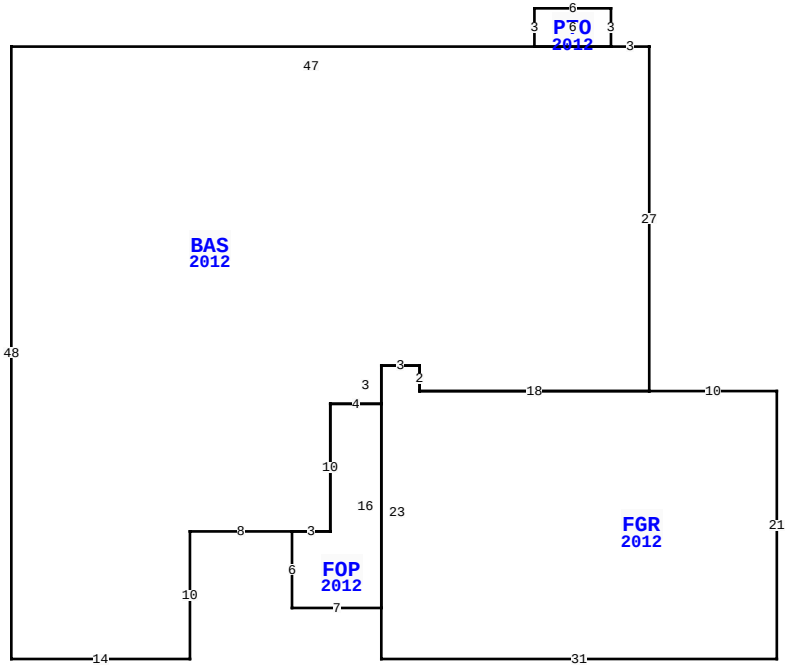
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,763 | 100 | 2012 | 1,763 | 191,001 |
| FGR | 657 | 55 | 2012 | 361 | 39,110 |
| FOP | 82 | 30 | 2012 | 25 | 2,709 |
| PTO | 18 | 5 | 2012 | 1 | 108 |
| TOTALS | 2,520 | | | 2,150 | 232,927 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,150 | 110.3480 | 115.87 | 249,120 | 2012 | 2012 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM 100% - 2013 Heated Area: 1763 HX Base Yr 2013




| | | | |
|---|---|---|---|
| BLD DATE | 12/10/2012 | KK | LGL DATE |
| XF DATE | | | LAND DATE 04/09/2026 MLU |
| INC DATE | | | AG DATE |

76147 TIMBERCREEK BLVD, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 232,927 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 286,927 |
| SOH/AGL Deduction | | 122,066 |
| ASSESSED VALUE | | 164,861 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 113,450 |
| TOTAL JUST VALUE | | 286,927 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 282,736 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1226387 | CO ISSUED | 0 | 11/21/2012 |
| B26387 | NEW CONSTR | 214,799 | 08/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1827/1404 | 11/27/2012 | WD | Q | I | 02 | 165,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: DAVISON DARLENE R | | | | | | |
| 1238/0201 | 6/16/2004 | WD | U | V | 19 | 213,800 |
| GRANTOR: TIMBER CREEK LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N27 W3 PTO=[YR=2012] N3 W6 S3 E6$ W47 S48 E14 N10 E8 FOP=[YR=2012] S6 E7 N16 W4 S10 W3$ E3 N10 E4 N3 E3 S2 E18$ W18 N2 W3 S23 E31 N21$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 54,000.00 | 54,000.00 | 54,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS