LOT 2
IN OR 1711/547
TIMBER CREEK PLANTATION #1

CLEMENTE JUANA EST
76161 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2050-0002-0000

BUILDING CHARACTERISTICS

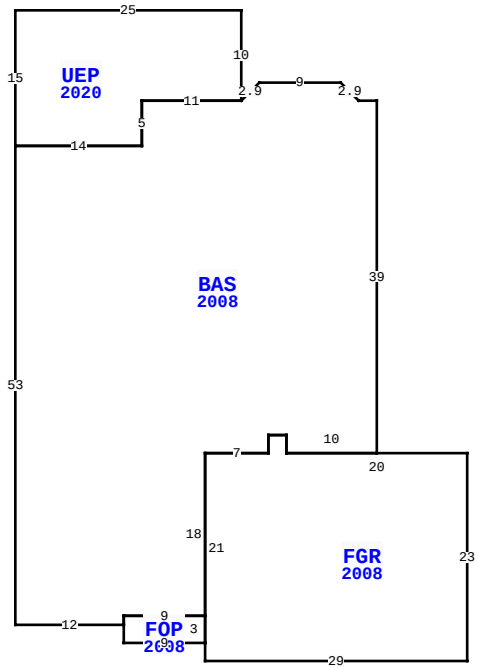
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,898	100	2008	1,898	202,722
FGR	671	55	2008	369	39,412
FOP	27	30	2008	8	855
UEP	320	60	2020	192	20,507
TOTALS	2,916			2,467	263,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,467	111.1680	116.73	287,973	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2026 Heated Area: 1898 HX Base Yr



76161 TIMBERCREEK BLVD, YULEE

BLD DATE	08/08/2011 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,495
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	317,495
SOH/AGL Deduction	0
ASSESSED VALUE	317,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,495
TOTAL JUST VALUE	317,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003814	REPAIR/RRF	12,871	05/06/2020
19012537	ADDITION	9,660	12/09/2019
C21061	CO ISSUED	0	11/01/2010
B24022	REMODEL	1,000	10/01/2010
R11023	REPAIR/RRF	2,000	02/01/2008
M13643	MECH OTHER	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1711/0547	11/16/2010	WD	Q	I	01	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CLEMENTE GERARDO &						
1219/0081	3/31/2004	WD	U	V	19	403,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 U2 L2 W9 D2 L2 UEP=[YR=2020] N10 W25 S15 E14 N5 E11$ W11 S5 W14 S53 E12 FOP=[YR=2008] S2 E9 FGR=[YR=2008] S2 E29 N23 W20 N2 W2 S2 W7 S21$ N3 W9 S1$ N1 E9 N18 E7 N2 E2 S2 E10 N39$.

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	0	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