LOT 4
TIMBER CREEK PLANTATION #1
PB 6/394

ZERN ARIC S & LAUREN A
76193 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2050-0004-0000

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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

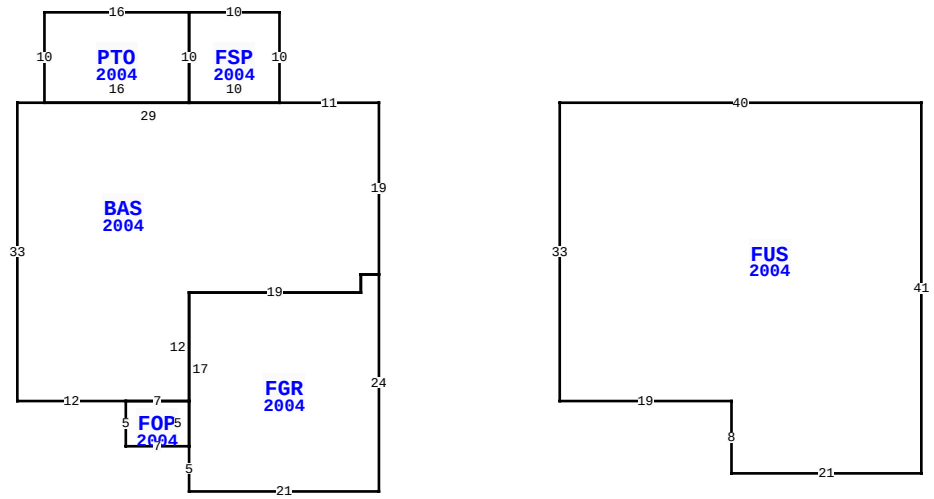
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2004	1,064	104,236
FGR	466	55	2004	256	25,080
FOP	35	30	2004	10	980
FSP	100	40	2004	40	3,918
FUS	1,488	100	2004	1,488	145,774
PTO	160	5	2004	8	784
TOTALS	3,313			2,866	280,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	104.2460	109.46	313,712	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2022 Heated Area: 2552 HX Base Yr 2022



76193 TIMBERCREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,772
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		334,772
SOH/AGL Deduction		41,685
ASSESSED VALUE		293,087
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		236,676
TOTAL JUST VALUE		334,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1593	2/01/2021	WD	Q	I	01	295,000
GRANTOR: EISENMAN ROBERT & BET						
GRANTEE: ZERN ARIC S & LAURE						
1530/0835	10/15/2007	WD	Q	I		245,000
GRANTOR: KBONE INC						
GRANTEE: EISENMAN ROBERT & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FSP=[YR=2004] N10 W10 PTO=[YR=2004] W16 S10 E16 N10$ S10 E10$ W29 S33 E12 FOP=[YR=2004] S5 E7 FGR=[YR=2004] S5 E21 N24 W2 S2 W19 S17$ N5 W7$ E7 N12 E19 N2 E2 N19$ PTR=E20 FUS=[YR=2004] E40 S41 W21 N8 W19 N33$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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