

LOT 6
TIMBER CREEK PLANTATION #1
PB 6/394

COLAVITO THOMAS R & KIMBERLY
76223 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2050-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	2,305	100	2008	2,305	233,643
FGR	426	55	2008	234	23,720
FOP	80	30	2008	24	2,433
PTO	228	5	2009	11	1,115
USP	247	30	2009	74	7,501
TOTALS	3,286			2,648	268,411

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0911	SCRN RM A	0 100	19	12	228.00	SF	18.00	18.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,648	105.5040	110.78	293,345	2008	2008	0	0	8.50	91.50
1 SINGLE FAM 100% - 2023 Heated Area: 2305 HX Base Yr											
76223 TIMBERCREEK BLVD, YULEE											

BLD DATE	08/28/2008	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,411	
TOTAL MARKET OB/XF VALUE		1,272	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		323,683	
SOH/AGL Deduction		1,641	
ASSESSED VALUE		322,042	
TOTAL EXEMPTION VALUE		13	322,042
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		323,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22695	XFOB	6,000	07/01/2009
C21539	CO ISSUED	197,538	09/10/2008
E20991	ELEC OTHER	1,500	07/01/2008
M13955	MECH OTHER	0	07/01/2008
R11341	REPAIR/RRF	2,000	06/01/2008
B21539	NEW CONSTR	197,538	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2526/0736	1/03/2022	WD	Q	I	01
GRANTOR: JOSEPH KYLE L & JESSI					
GRANTEE: COLAVITO THOMAS R &					
1960/0100	1/28/2015	WD	Q	I	01
GRANTOR: JACOBS SHEILA					
GRANTEE: JOSEPH KYLE L & JES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W30 PTO=[YR=2009] W19 S12 USP=[YR=2009] S13 E19 N13W19 \$ E19 N12\$ S25 W19 S37 E9 FOP=[YR=2008] S8 E10 N8 W10\$ E19 FGR=[YR=2008] S8 E21 N22 W3 S2 W18 S12\$ N12 E18 N2 E3 N48\$.											