LOT 124
TIMBER CREEK PLANTATION #1
PB 6/394

HOWARD SHIRLEY J L/E/
76049 HARLEY COURT
YULEE, FL 32097

**2026**

**11-2N-26-2050-0124-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 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 | 08 | SHT VINYL 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 |

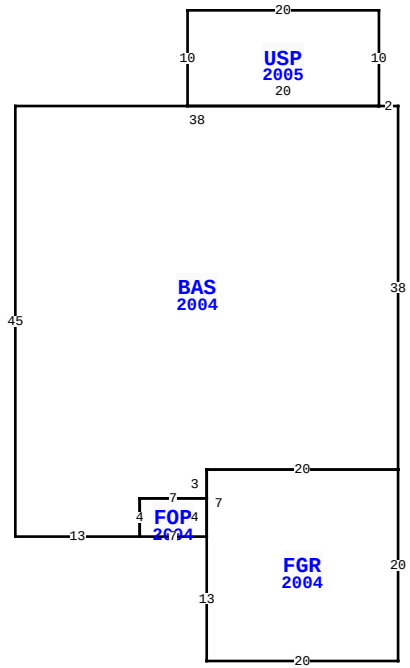
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,632 | 100 | 2004 | 1,632 | 162,321 |
| FGR | 400 | 55 | 2004 | 220 | 21,882 |
| FOP | 28 | 30 | 2004 | 8 | 796 |
| USP | 200 | 30 | 2005 | 60 | 5,968 |
| TOTALS | 2,260 | | | 1,920 | 190,966 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,920 | 105.8400 | 111.13 | 213,370 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SINGLE FAM 100% - 2008 Heated Area: 1632 HX Base Yr 2008




76049 HARLEY CT, 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 | | 190,966 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 244,966 |
| SOH/AGL Deduction | | 103,984 |
| ASSESSED VALUE | | 140,982 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 39,571 |
| TOTAL JUST VALUE | | 244,966 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,762 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1900359 | REPAIR/RRF | 14,363 | 01/01/2019 |
| B0413348 | BLDG | 121,502 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2827/747 | 11/05/2025 | WD | U | I | 11 | 100 |
| GRANTOR: HOWARD SHIRLEY J L/E | | | | | | |
| GRANTEE: WATSON JACK D | | | | | | |
| 1545/1406 | 1/10/2008 | WD | Q | I | | 165,000 |
| GRANTOR: EMERSON DEREK K | | | | | | |
| GRANTEE: HOWARD SHIRLEY J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W2 USP=[YR=2005] N10 W20 S10 E20$ W38 S45 E13
FOP=[YR=2004] E7 FGR=[YR=2004] S13 E20 N20 W20 S7$ N4 W7 S4$
N4 E7 N3 E20 N38$ .

## 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