LOT 127
TIMBER CREEK PLANTATION #1
PB 6/394

HENDERSON DE SHUN MAURICE
76023 HARLEY CT
YULEE, FL 32097

2026

11-2N-26-2050-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

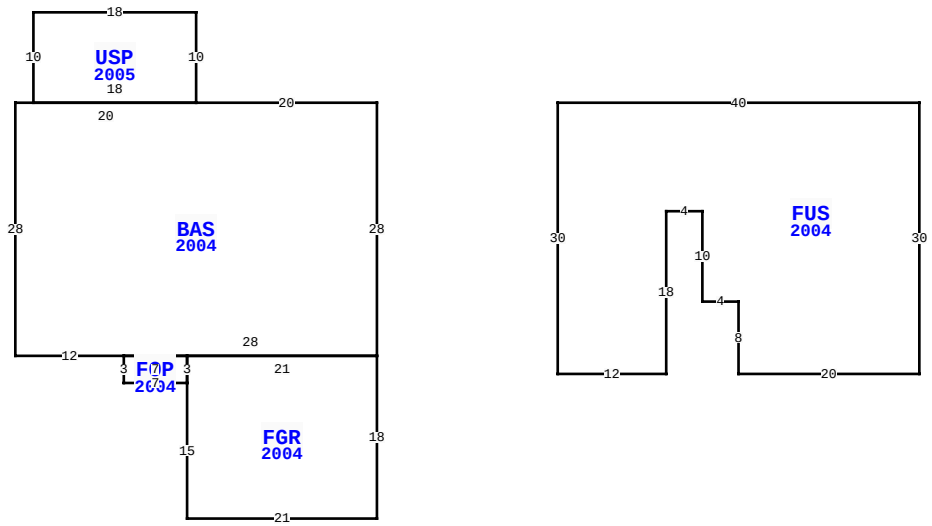
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,120	100	2004	1,120	108,264
FGR	378	55	2004	208	20,106
FOP	21	30	2004	6	580
FUS	1,096	100	2004	1,096	105,944
USP	180	30	2005	54	5,219
TOTALS	2,795			2,484	240,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,484	102.7200	107.86	267,924	2004	2004	0	0	0	10.38	89.62

1 SINGLE FAM 100% - 2023 Heated Area: 2216 HX Base Yr 2023



76023 HARLEY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,113
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		294,113
SOH/AGL Deduction		0
ASSESSED VALUE		294,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,702
TOTAL JUST VALUE		294,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413345	BLDG	161,280	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0360	11/22/2021	WD	Q	I	01	345,000
GRANTOR: GUINN CORTNEY L						
GRANTEE: HENDERSON DE SHUN M						
1995/0518	7/31/2015	WD	Q	I	01	185,000
GRANTOR: WINDHAM JEFFREY M & T						
GRANTEE: GUINN CORTNEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 USP=[YR=2005] N10 W18 S10 E18$ W20 S28 E12 FOP=[YR=2004] S3 E7 FGR=[YR=2004] S15 E21 N18 W21 S3$ N3 W7$ E28 N28$ PTR=E20 FUS=[YR=2004] E40 S30 W20 N8 W4 N10 W4 S18 W12 N30$ W20$.

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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS