LOT 114
TIMBER CREEK PLANTATION #2
PB 7/165

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2026

11-2N-26-2051-0114-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

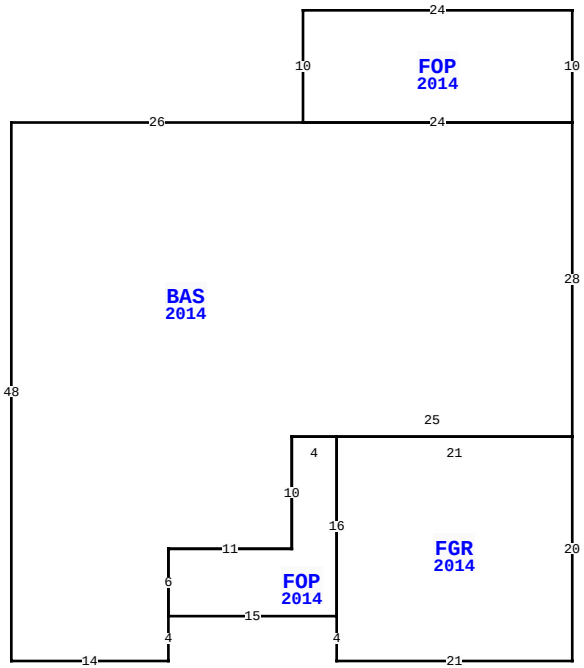
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	2014	1,790	192,480
FGR	420	55	2014	231	24,840
FOP	130	30	2014	39	4,193
FOP	240	30	2014	72	7,743
TOTALS	2,580			2,132	229,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	107.8000	113.19	241,321	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2023 Heated Area: 1790 HX Base Yr



76289 TIMBERCREEK BLVD, YULEE

BLD DATE		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	229,255
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	283,255
SOH/AGL Deduction	0
ASSESSED VALUE	283,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,255
TOTAL JUST VALUE	283,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428876	CO ISSUED	0	10/22/2014
B1428876	NEW CONSTR	221,627	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2586/0985	8/23/2022	WD	U	I	37	382,000
GRANTOR: MURRIEL ANITA						
GRANTEE: SHV HOMES 1 LLC						
1948/1326	11/19/2014	SW	Q	I	01	176,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MURRIEL ANITA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W24 S10 BAS=[YR=2014] W26 S48 E14 N4
FOP=[YR=2014] E15 FGR=[YR=2014] S4 E21 N20 W21 S16$ N16 W4
S10 W11 S6$ N6 E11 N10 E25 N28 W24$ E24 N10$.

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