LOT 116
TIMBER CREEK PLANTATION #2
PB 7/165

ROZELL GERALD L & GAIL M L/E/
76321 TIMBER CREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2051-0116-0000

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	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

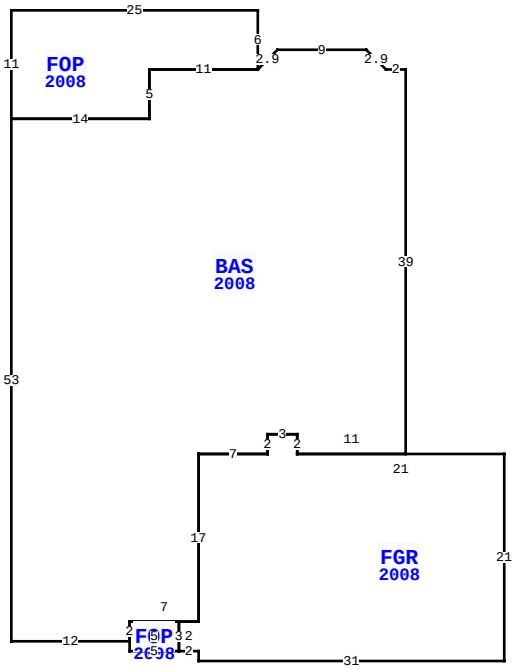
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2008	1,853	195,236
FGR	663	55	2008	365	38,457
FOP	15	30	2008	4	422
FOP	220	30	2008	66	6,954
TOTALS	2,751			2,288	241,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	109.6620	115.15	263,463	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2009 Heated Area: 1853 HX Base Yr 2009



76321 TIMBERCREEK BLVD, YULEE

BLD DATE	04/16/2008 KK	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		241,069
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		296,119
SOH/AGL Deduction		125,676
ASSESSED VALUE		170,443
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		69,032
TOTAL JUST VALUE		296,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12832	OTHER	0	11/01/2007
E20108	ELEC OTHER	1,500	10/01/2007
M13363	MECH OTHER	0	10/01/2007
C20449	CO ISSUED	176,088	08/01/2007
B20449	NEW CONSTR	176,088	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/938	10/26/2023	LE	U	I	11	100
GRANTOR: ROZELL GERALD L & GAI						
GRANTEE: ROZELL MATTHEW SCOT						
1551/1926	2/21/2008	WD	Q	I		215,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROZELL GERALD L & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W2 U2L2 W9 D2L2 W11 S5 W14 S53 E12 N2 E7 N17 E7 N2 E3 S2 E11 N39 $
FGR=[YR=2008;ORIG=-23,59] E2 S1 E31 N21 W21 N2 W3 S2 W7 S17 W2 S3 $
FOP=[YR=2008;ORIG=-15,0] N6 W25 S11 E14 N5 E11 $
FOP=[YR=2008;ORIG=-28,58] S1 E5 N3 W5 S2 $
.

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
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2010	2010	3	35	1,050	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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