LOT 118
TIMBER CREEK PLANTATION #2
PB 7/165

WYNS DAVID L/E/
76351 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2051-0118-0000

BUILDING CHARACTERISTICS

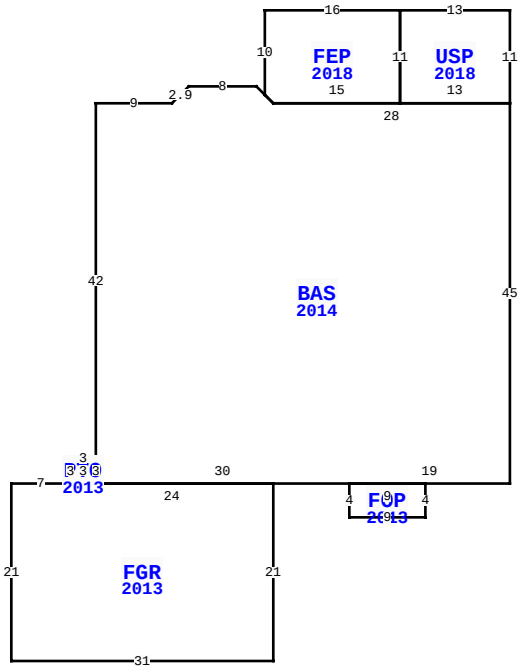
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,225	100	2014	2,225	242,447
FEP	176	80	2018	141	15,364
FGR	651	55	2013	358	39,009
FOP	36	30	2013	11	1,199
PTO	9	5	2013	0	0
USP	143	30	2018	43	4,686
TOTALS	3,240			2,778	302,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	110.4000	115.92	322,026	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2014 Heated Area: 2225 HX Base Yr 2014



76351 TIMBERCREEK BLVD, YULEE

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

EXTRA FEATURES

L N	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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,704
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		356,704
SOH/AGL Deduction		124,450
ASSESSED VALUE		232,254
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		175,843
TOTAL JUST VALUE		356,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004508	ADDITION	16,368	08/01/2017
B1226641	CO ISSUED	0	02/21/2013
E1325719	NEW CONSTR	0	01/01/2013
M1317831	H/AC	0	01/01/2013
P1216240	PLUMBING	0	12/01/2012
B1226642	NEW CONSTR	260,081	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1570	10/05/2023	LE	U	I	11	100
GRANTOR: WYNS DAVID						
GRANTEE: WYNS DAVID I JR						
1842/1666	2/15/2013	WD	Q	I	01	214,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WYNS DAVID & JEANNA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W13 FEP=[YR=2018] W16 S10 BAS=[YR=2014] L1 U1 W8 D2 L2 W9 S42 PTO=[YR=2013] W3 S3 FGR=[YR=2013] W7 S21 E31 N21 W24$ E3 N3$ S3 E30 FOP=[YR=2013] S4 E9 N4 W9$ E19 N45 W28 U1 L1 $ D1 R1 E15 N11$ S11 E13 N11$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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