LOT 120
TIMBER CREEK PLANTATION #2
PB 7/165

DOORS HOLDINGS 2025-2 LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

11-2N-26-2051-0120-0000

BUILDING CHARACTERISTICS

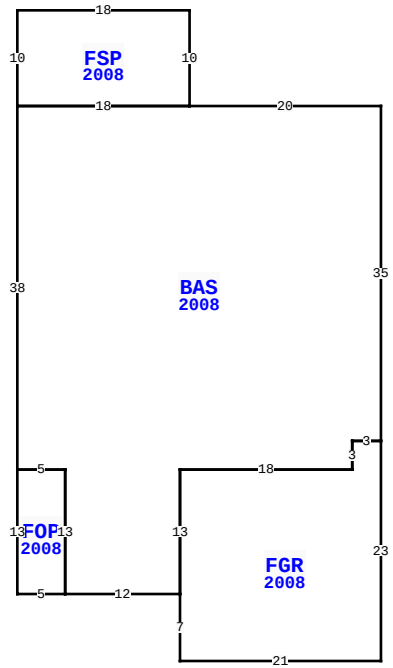
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,591	100	2008	1,591	164,778
FGR	429	55	2008	236	24,442
FOP	65	30	2008	20	2,072
FSP	180	40	2008	72	7,457
TOTALS	2,265			1,919	198,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	107.8000	113.19	217,212	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2026 Heated Area: 1591 HX Base Yr



BLD DATE	08/19/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

76383 TIMBERCREEK BLVD, YULEE

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,749
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	255,899
SOH/AGL Deduction	0
ASSESSED VALUE	255,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,899
TOTAL JUST VALUE	255,899
NCON VALUE	9,465
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21767	ADDITION	2,000	08/01/2008
E20992	ELEC OTHER	1,500	07/01/2008
M13956	MECH OTHER	0	07/01/2008
C21538	CO ISSUED	0	06/01/2008
R11340	REPAIR/RRF	2,000	06/01/2008
B21538	NEW CONSTR	150,678	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2822/988	10/08/2025	WD	Q	I	01	295,000
GRANTOR: BRADLEY BRITTANY						
GRANTEE: DOORS HOLDINGS 2025						
2235/0474	11/01/2018	WD	Q	I	01	182,700
GRANTOR: CRAVEN LORIE J						
GRANTEE: BRADLEY BRITTANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 FSP=[YR=2008] N10 W18 S10 E18$ W18 S38
FOP=[YR=2008] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2008] S7
E21 N23 W3 S3 W18 S13$ N13 E18 N3 E3 N35$.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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