LOT 123
IN OR 2210/1053
TIMBER CREEK PLANTATION #2

LOPEZ ABIGAIL
76429 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2051-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

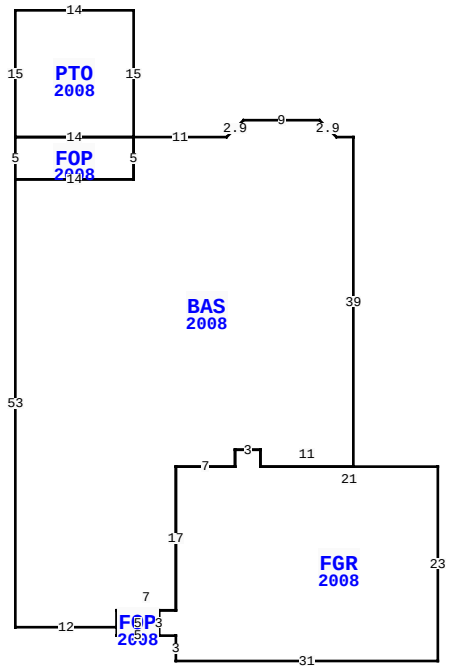
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	725	55	2008	399	42,040
FOP	15	30	2008	4	422
FOP	70	30	2008	21	2,212
PTO	210	5	2008	10	1,054
TOTALS	2,873			2,287	240,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	109.6620	115.15	263,348	2008	2008	0	0	0	8.50	91.50

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



76429 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		240,963
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		296,763
SOH/AGL Deduction		125,449
ASSESSED VALUE		171,314
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		114,903
TOTAL JUST VALUE		296,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13609	MECH OTHER	0	02/01/2008
C21003	CO ISSUED	180,246	01/01/2008
R10986	REPAIR/RRF	2,000	01/01/2008
P12990	OTHER	0	01/01/2008
B21003	NEW CONSTR	180,246	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1053	6/14/2018	WD	U	I	11	100
GRANTOR: MELENDEZ JOSE						
GRANTEE: LOPEZ ABIGAIL						
1564/0456	4/30/2008	WD	Q	I		236,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MELENDEZ JOSE & ABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 U2 L2 W9 D2 L2 W11 PTO=[YR=2008] N15 W14 S15 E14$ FOP=[YR=2008] W14 S5 E14 N5 $ S5 W14 S53E12 FOP=[YR=2008] S1 E5 FGR=[YR=2008] E2 S3 E31 N23 W21 N2 W3 S2 W7 S17 W2 S3$ N3 W5 S2$ N2 E7 N17 E7 N2 E3 S2 E11 N39$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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 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