LOT 124
TIMBER CREEK PLANTATION #2
PB 7/165

MARSHALL JAMES TEDRICK/ALBERT CHRISTINA
76433 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2051-0124-0000

BUILDING CHARACTERISTICS

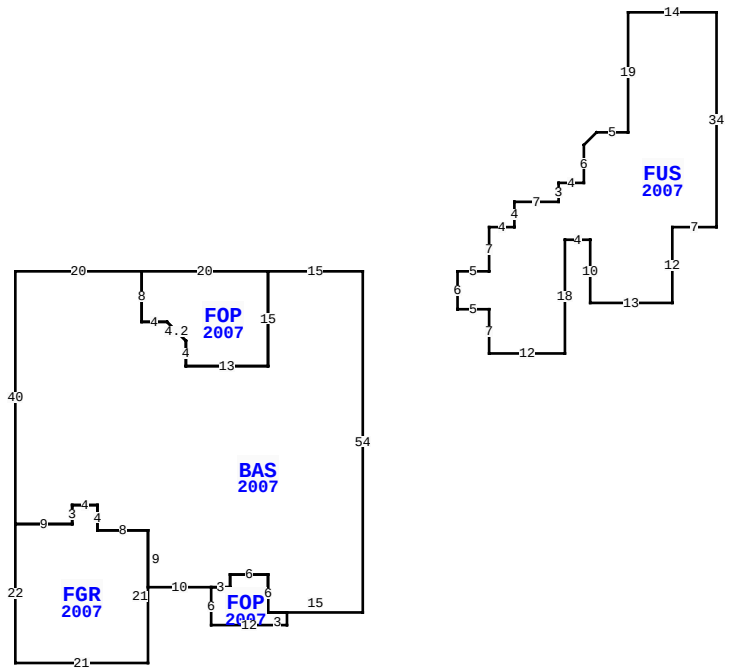
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,329	100	2007	2,329	211,094
FGR	466	55	2007	256	23,203
FOP	72	30	2007	22	1,994
FOP	256	30	2007	77	6,979
FUS	1,069	100	2007	1,069	96,891
TOTALS	4,192			3,753	340,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,753	94.5000	99.22	372,373	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2023 Heated Area: 3398 HX Base Yr 2023



76433 TIMBERCREEK BLVD, YULEE

BLD DATE	01/24/2008 KK	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		340,163
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		395,943
SOH/AGL Deduction		5,616
ASSESSED VALUE		390,327
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,916
TOTAL JUST VALUE		395,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12824	MECH OTHER	0	04/01/2007
C19442	CO ISSUED	273,834	02/01/2007
E18843	ELEC OTHER	2,000	02/01/2007
R10082	REPAIR/RRF	3,900	02/01/2007
B19442	NEW CONSTR	273,834	02/01/2007
P12152	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1647	2/24/2022	WD	Q	I	01	461,900
GRANTOR: GILROY PATRICK J & ER						
GRANTEE: MARSHALL JAMES TEDR						
1562/0674	4/22/2008	WD	Q	I		315,900
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: GILROY PATRICK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 FOP=[YR=2007] W20 S8 E4 D3 R3 S4 E13 N15$ S15 W13 N4 U3 L3 W4 N8 W20 S40 FGR=[YR=2007] S22 E21 N21 W8 N4 W4 S3 W9$ E9 N3 E4 S4 E8 S9 E10 FOP=[YR=2007] S6 E12 N2 W3 N6 W6 S2 W3$ E3 N2 E6 S6 E15 N54$ PTR= E15 FUS=[YR=2007] E5 N7 E4 N4 E7 N3 E4 N6 U2 R2 E5 N19 E14 S34 W7 S12 W13 N10 W4 S18 W12 N7 W5 N6$ W15$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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