LOT 126
IN OR 1495/1598
TIMBER CREEK PLANTATION #2

PITRE KAREN E
76386 TIMBER CREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2051-0126-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

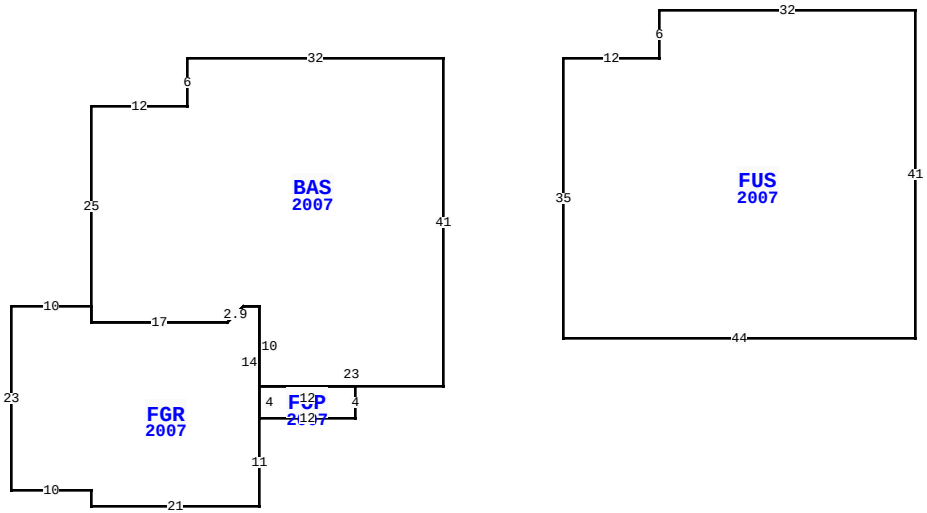
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2007	1,558	149,391
FGR	719	55	2007	395	37,875
FOP	48	30	2007	14	1,342
FUS	1,732	100	2007	1,732	166,076
TOTALS	4,057			3,699	354,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,699	100.3500	105.37	389,764	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 3290 HX Base Yr 2008



76386 TIMBERCREEK BLVD, YULEE

BLD DATE		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		354,685
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		453,685
SOH/AGL Deduction		202,702
ASSESSED VALUE		250,983
TOTAL EXEMPTION VALUE	HX HB WX VX	61,411
BASE TAXABLE VALUE		189,572
TOTAL JUST VALUE		453,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2294766	REPAIR/RRF	16,347	10/01/2022
B1531276	SWIM POOL	19,000	10/01/2015
E18512	ELEC OTHER	1,500	12/01/2006
M12311	MECH OTHER	0	12/01/2006
C18831	CO ISSUED	0	11/01/2006
B18831	NEW CONSTR	420,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1598	5/01/2007	WD	Q	I		317,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PITRE MICKEY J & KA						
1444/0267	9/13/2006	WD	U	V	19	49,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOMES JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 S6 W12 S25 FGR=[YR=2007] W10 S23 E10 S2 E21 N11 FOP=[YR=2007] E12 N4 W12 S4$ N14 W2 D2 L2 W17 N2$ S2 E17 U2 R2 E2 S10 E23 N41$ PTR=E15 FUS=[YR=2007] E12 N6 E32 S41 W44 N35$ W15$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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