LOT 1
TIMBER CREEK PLANTATION #3
PB 7/302

STEWART STEVEN & KELLY L/E/
76547 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

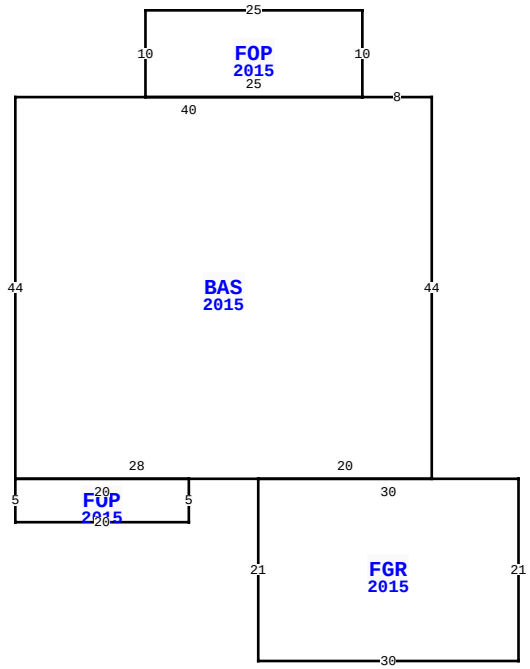
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,112	100	2015	2,112	230,720
FGR	630	55	2015	346	37,797
FOP	100	30	2015	30	3,277
FOP	250	30	2015	75	8,193
TOTALS	3,092			2,563	279,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	109.0560	114.51	293,489	2015	2015	0	0	0	4.60	95.40

1 SINGLE FAM 100% - 2024 Heated Area: 2112 HX Base Yr 2024



76547 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		279,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		333,989
SOH/AGL Deduction		0
ASSESSED VALUE		333,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,578
TOTAL JUST VALUE		333,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429450	CO ISSUED	0	05/22/2015
B1429450	NEW CONSTR	208,253	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/653	1/21/2026	LE	U	I	11	100
GRANTOR: STEWART STEVEN & KELL						
GRANTEE: STEWART MIRIAH JESS						
2687/837	12/21/2023	WD	Q	I	02	369,000
GRANTOR: MOREY DARRELL W & CHA						
GRANTEE: STEWART STEVEN & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 FOP=[YR=2015] N10 W25 S10 E25$ W40 S44
FOP=[YR=2015] S5 E20 N5 W20$ E28 FGR=[YR=2015] S21 E30 N21
W30$ E20 N44$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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