LOT 2
TIMBER CREEK PLANTATION #3
PB 7/302

ROBERTSON IDA
76557 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

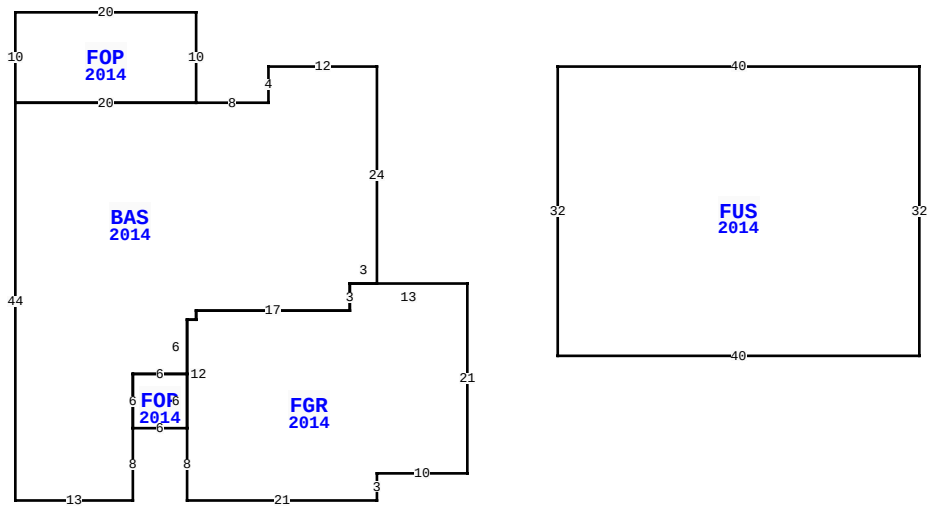
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,275	100	2014	1,275	132,686
FGR	659	55	2014	362	37,672
FOP	36	30	2014	11	1,144
FOP	200	30	2014	60	6,244
FUS	1,280	100	2014	1,280	133,206
TOTALS	3,450			2,988	310,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,988	104.4340	109.66	327,664	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 100% - 2022 Heated Area: 2555 HX Base Yr 2022



76557 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		310,953
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		364,953
SOH/AGL Deduction		49,612
ASSESSED VALUE		315,341
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,930
TOTAL JUST VALUE		364,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429171	CO ISSUED	0	11/24/2014
B1429171	NEW CONSTR	302,835	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1091	12/24/2020	WD	Q	I	01	318,000
GRANTOR: FIGUEROA VICTOR M & M						
GRANTEE: ROBERTSON IDA						
2070/1707	9/09/2016	WD	Q	I	01	247,500
GRANTOR: MURAK KONRAD & MICHEL						
GRANTEE: FIGUEROA VICTOR M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 S4 W8 FOP=[YR=2014] N10 W20 S10 E20$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N3 E10 N21 W13 S3 W17 S1 W1 S12$ N6 W6 S6$ N6 E6 N6 E1 N1 E17 N3 E3 N24$ PTR=E20 FUS=[YR=2014] E40 S32 W40 N32$ W20$.

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