LOT 5
IN OR 1947/1710
TIMBER CREEK PLANTATION #3

MORANT RODNEY K & UTE
76581 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0005-0000

BUILDING CHARACTERISTICS

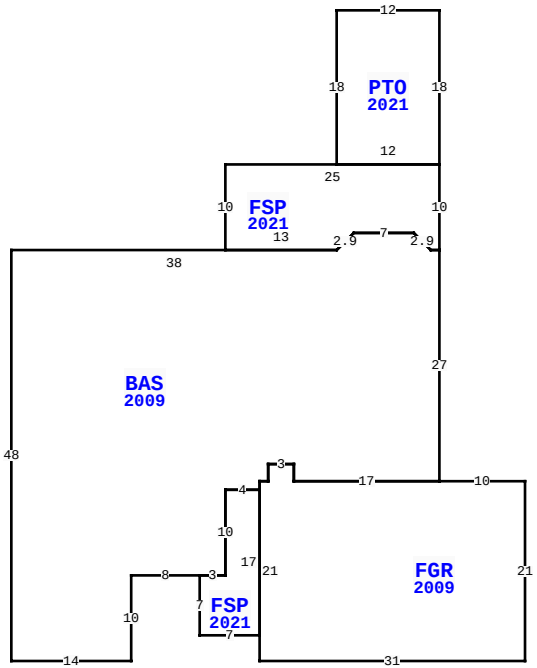
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,781	100	2009	1,781	191,417
FGR	657	55	2009	361	38,799
FSP	89	40	2021	36	3,869
FSP	232	40	2021	93	9,995
PTO	216	5	2021	11	1,182
TOTALS	2,975			2,282	245,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	110.8380	116.38	265,579	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2017 Heated Area: 1781 HX Base Yr



76581 TIMBERCREEK BLVD, YULEE

BLD DATE	03/16/2010 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		245,262
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		299,262
SOH/AGL Deduction		98,314
ASSESSED VALUE		200,948
TOTAL EXEMPTION VALUE	13	200,948
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		299,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004936	ADDITION	3,948	04/20/2021
C22373	CO ISSUED	0	01/18/2011
E21710	ELEC OTHER	1,500	04/01/2009
M14462	MECH OTHER	0	04/01/2009
P13714	OTHER	0	04/01/2009
R11813	REPAIR/RRF	2,000	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1710	11/14/2014	SW	Q	I	02	193,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MORANT RODNEY K & U						
1605/1628	2/17/2009	WD	U	V	30	45,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JAX LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W10 BAS=[YR=2009] N27 FSP=[YR=2021] N10 PTO=[YR=2021] N18 W12 S18 E12$ W25 S10 E13 U2 R2 E7 D2 R2 E1 $ W1 U2 L2 W7 D2 L2 W38 S48 E14 N10 E8 FSP=[YR=2021] S7 E7 N17 W4 S10 W3$ E3 N10 E4 N1 E1 N2 E3 S2 E17$ W17 N2 W3 S2 W1 S21 E31 N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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