LOT 6
TIMBER CREEK PLANTATION #3
PB 7/302

ALLEN AARON D
76589 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

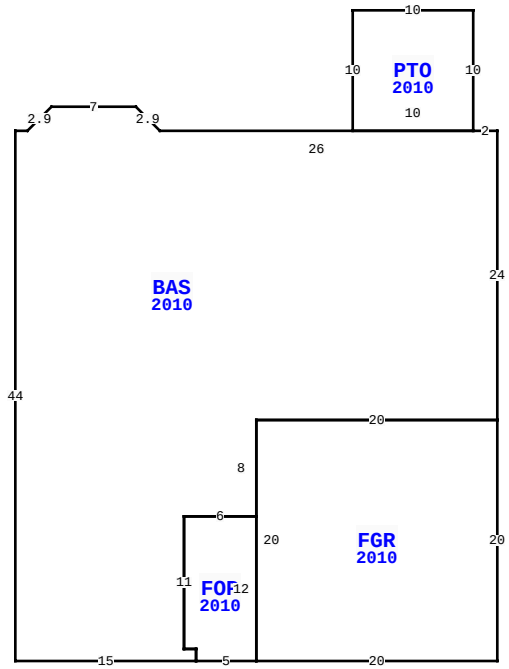
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,307	100	2010	1,307	139,062
FGR	400	55	2010	220	23,408
FOP	71	30	2010	21	2,234
PTO	100	5	2010	5	532
TOTALS	1,878			1,553	165,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	113.2200	118.88	184,621	2010	2010	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2020 Heated Area: 1307 HX Base Yr 2020



76589 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		165,236
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		219,236
SOH/AGL Deduction		57,336
ASSESSED VALUE		161,900
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,489
TOTAL JUST VALUE		219,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23673	CO ISSUED	0	08/01/2010
E22761	NEW CONSTR	0	07/01/2010
M15476	H/AC	0	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1550	6/28/2019	WD	Q	I	01	197,000
GRANTOR: HEAD HORACE H & JENNI						
GRANTEE: ALLEN AARON D						
1871/0886	7/08/2013	SW	Q	I	02	143,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HEAD HORACE H & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W2 PTO=[YR=2010] N10 W10 S10 E10$ W26 U2 L2 W7 D2 L2 W1 S44 E15 FOP=[YR=2010] E5 FGR=[YR=2010] E20 N20 W20 S20$ N12 W6 S11 E1 S1$ N1 W1 N11 E6 N8 E20 N24$.

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