LOT 9
IN OR 2038/833
TIMBER CREEK PLANTATION #3

MOSS JONATHAN E & MELISSA M
76609 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0009-0000

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	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

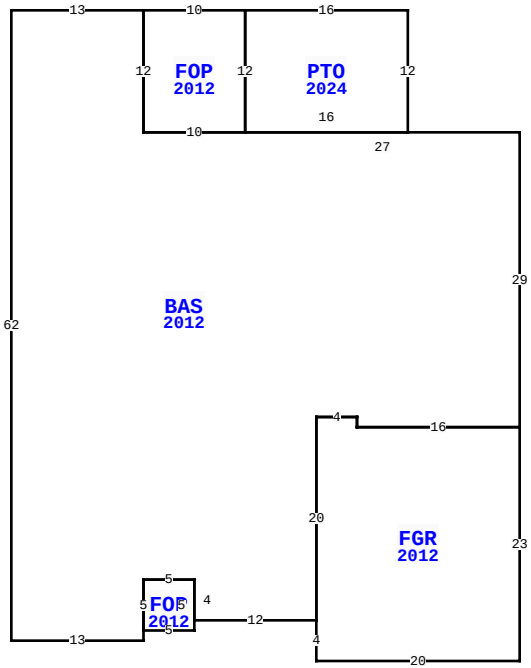
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	2012	2,178	230,320
FGR	464	55	2012	255	26,966
FOP	25	30	2012	8	846
FOP	120	30	2012	36	3,807
PTO	192	5	2024	10	1,057
TOTALS	2,979			2,487	262,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,487	107.7120	113.10	281,280	2012	2012	0	0	0	6.50	93.50

1 SINGLE FAM 100% - 2017 Heated Area: 2178 HX Base Yr 2017



76609 TIMBERCREEK BLVD, YULEE

BLD DATE	07/31/2012 KK	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		262,997
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		316,997
SOH/AGL Deduction		104,555
ASSESSED VALUE		212,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,031
TOTAL JUST VALUE		316,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25989	REMODEL	675	05/01/2012
C25405	CO ISSUED	0	03/05/2012
E24518	REMODEL	0	01/01/2012
M16776	H/AC	0	01/01/2012
E24207	NEW CONSTR	0	12/01/2011
B25405	NEW CONSTR	247,234	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0833	2/20/2016	WD	Q	I	01	203,000
GRANTOR: ALLEN ZAARON & SELENA						
GRANTEE: MOSS JONATHAN E & M						
1858/0342	5/22/2013	WD	Q	I	01	187,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ALLEN ZAARON & SELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W27 W10 N12 W13 S62 E13 N1 N5 E5 S4 E12 N20 E4 S1 E16 N29 $
FGR=[YR=2012;ORIG=-20,48] S4 E20 N23 W16 N1 W4 S20 $
FOP=[YR=2012;ORIG=-27,0] N12 W10 S12 E10 $
FOP=[YR=2012;ORIG=-37,49] E5 N5 W5 S5 $
PTO=[YR=2024;ORIG=-27,-12] E16 S12 W16 N12 $
.

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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS