LOT 11
IN OR 1867/1119
TIMBER CREEK PLANTATION #3

NISSEN DEANNA L
76621 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0011-0000

BUILDING CHARACTERISTICS

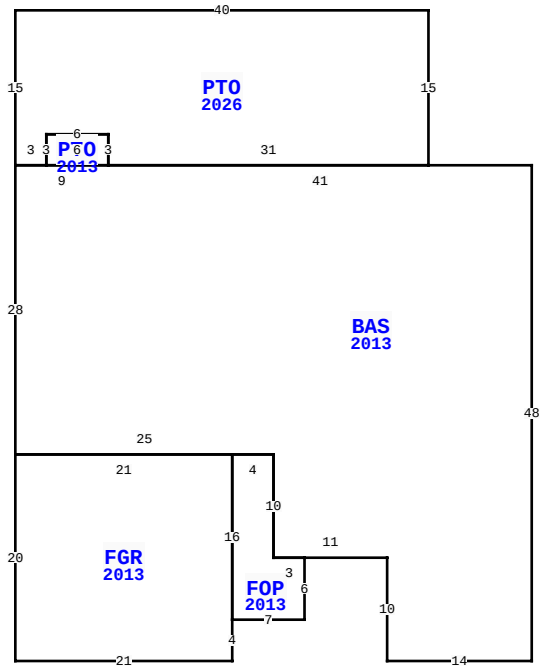
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,790	100	2013	1,790	187,939
FGR	420	55	2013	231	24,254
FOP	82	30	2013	25	2,625
PTO	18	5	2013	1	105
PTO	582	5	2026	29	3,045
TOTALS	2,892			2,076	217,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	106.0360	111.34	231,142	2013	2013	0	0	0	5.70	94.30

1 SINGLE FAM 100% - 2014 Heated Area: 1790 HX Base Yr 2014



76621 TIMBERCREEK BLVD, YULEE

BLD DATE		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		217,967
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		271,967
SOH/AGL Deduction		105,565
ASSESSED VALUE		166,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,991
TOTAL JUST VALUE		271,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226737	CO ISSUED	0	05/30/2013
B1226737	NEW CONSTR	206,594	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1867/1119	7/10/2013	SW	U	I	11	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NISSEN DEANNA L						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W41 W9 S28 E25 S10 E11 S10 E14 N48 $
FGR=[YR=2013;ORIG=-50,28] S20 E21 N4 N16 W21 $
FOP=[YR=2013;ORIG=-29,44] E7 N6 W3 N10 W4 S16 $
PTO=[YR=2013;ORIG=-41,0] N3 W6 S3 E6 $
PTO=[YR=2026;ORIG=-50,-15] S15 E3 N3 E6 S3 E31 N15 W40 $
.

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