LOT 13
TIMBER CREEK PLANTATION #3
PB 7/302

WHEABLE MICHAEL R & JEANETTE
76637 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0013-0000

BUILDING CHARACTERISTICS

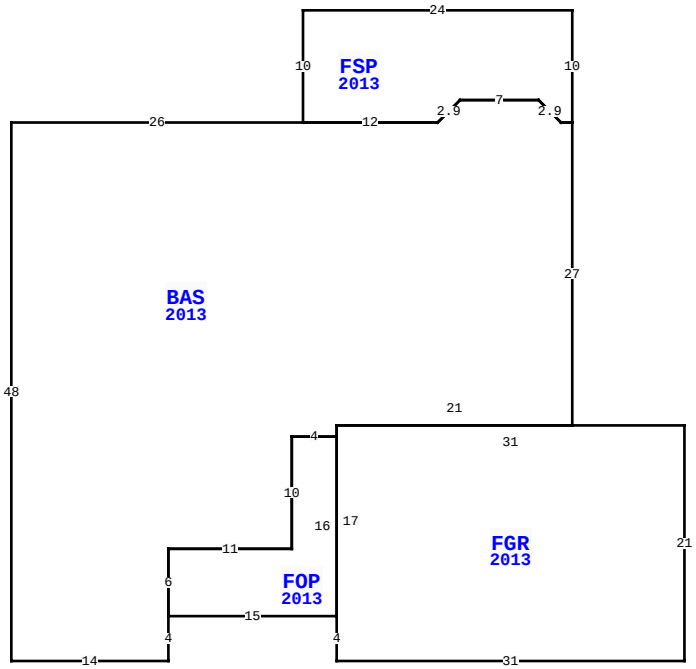
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,787	100	2013	1,787	188,514
FGR	651	55	2013	358	37,767
FOP	130	30	2013	39	4,114
FSP	222	40	2013	89	9,389
TOTALS	2,790			2,273	239,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	106.4280	111.75	254,008	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 100% - 2022 Heated Area: 1787 HX Base Yr 2022



76637 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,784
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		293,784
SOH/AGL Deduction		36,653
ASSESSED VALUE		257,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,720
TOTAL JUST VALUE		293,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328010	ADDITION	2,200	11/01/2013
C1327476	CO ISSUED	0	10/30/2013
B1327476	NEW CONSTR	225,088	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1945	2/09/2021	WD	Q	I	02	258,000
GRANTOR: REIDT KYLE & AMANDA R						
GRANTEE: WHEABLE MICHAEL R &						
2157/1338	11/09/2017	WD	Q	I	01	200,000
GRANTOR: SEE LESTER ALLEN & AR						
GRANTEE: REIDT KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W24 S10 BAS=[YR=2013] W26 S48 E14 N4
FOP=[YR=2013] E15 FGR=[YR=2013] S4 E31 N21 W31 S17$ N16 W4
S10 W11 S6$ N6 E11 N10 E4 N1 E21 N27 W1 U2 L2 W7 D2 L2
W12$ E12 U2 R2 E7 R2 D2 E1 N10$.

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