LOT 15
IN OR 1890/1796
TIMBER CREEK PLANTATION #3

KARAMALISHO SAMANDARI/PEREZ-SANDI BRITTNEY
76653 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0015-0000

BUILDING CHARACTERISTICS

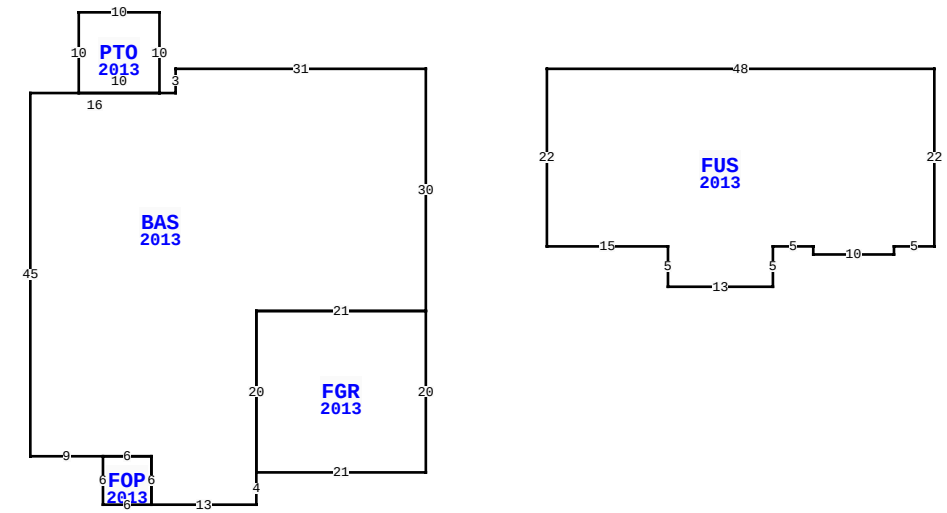
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,998	100	2013	1,998	188,762
FGR	420	55	2013	231	21,823
FOP	36	30	2013	11	1,039
FUS	1,131	100	2013	1,131	106,851
PTO	100	5	2013	5	472
TOTALS	3,685			3,376	318,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,376	95.3120	100.08	337,870	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 100% - 2019 Heated Area: 3129 HX Base Yr 2019



76653 TIMBERCREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,949
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		372,949
SOH/AGL Deduction		94,634
ASSESSED VALUE		278,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,904
TOTAL JUST VALUE		372,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327025	CO ISSUED	0	06/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1796	9/17/2013	SW	Q	I	02	196,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KARAMALISHO SAMANDA						
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] W31 S3 W2 PTO=[YR=2013] N10 W10 S10 E10$ W16 S45 E9 FOP=[YR=2013] S6 E6 N6 W6$ E6 S6 E13 N4 FGR=[YR=2013] E21 N20 W21 S20$ N20 E21 N30$ PTR=E15 FUS=[YR=2013] E48 S22 W5 S1 W10 N1 W5 S5 W13 N5 W15 N22$ W15$.

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