LOT 17
IN OR 1877/1103
TIMBER CREEK PLANTATION #3

CREPPEL ANGELA
125 WATERWOOD LN
ST AUGUSTINE, FL 32095

2026

11-2N-26-2052-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

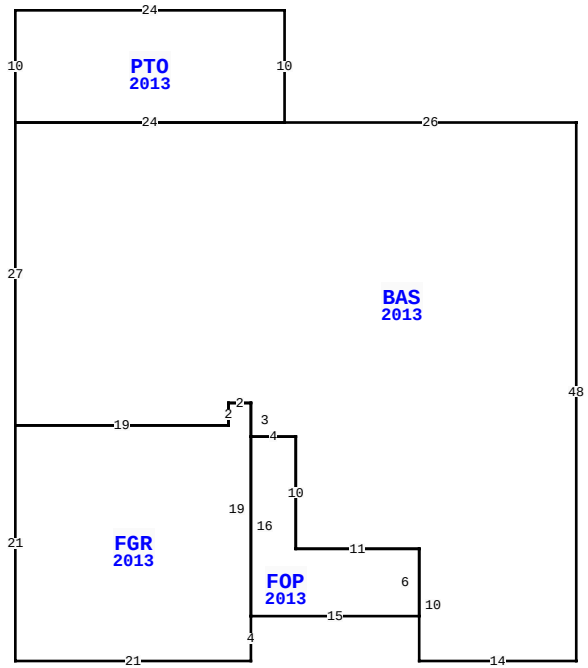
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,765	100	2013	1,765	186,964
FGR	445	55	2013	245	25,953
FOP	130	30	2013	39	4,131
PTO	240	5	2013	12	1,271
TOTALS	2,580			2,061	218,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	107.2120	112.57	232,007	2013	2013	0	0	0	5.90	94.10

1 SINGLE FAM 0% - 0 Heated Area: 1765 HX Base Yr



76671 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	218,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	272,319
SOH/AGL Deduction	0
ASSESSED VALUE	272,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,319
TOTAL JUST VALUE	272,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327335	CO ISSUED	0	08/29/2013
B1327335	NEW CONSTR	209,919	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1877/1103	8/22/2013	SW	Q	I	01	161,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CREPPEL ANGELA						
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] W26 PTO=[YR=2013] N10 W24 S10 E24$ W24 S27
FGR=[YR=2013] S21 E21 N4 FOP=[YR=2013] E15 N6 W11 N10 W4 S16$
N19 W2 S2 W19$ E19 N2 E2 S3 E4 S10 E11 S10 E14 N48$.

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	000100	C	RES	0	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