

HUMPHRIES TIMOTHY & MARY
76685 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2052-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
16WD FR STUC 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 60
08SHT VINYL 40
03CENTRAL 100
04AIR DUCTED 100
5 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,76910020131,769186,616
FGR65155201335837,767
FOP89302013272,848
PTO20052013101,055

TOTALS2,7092,164228,285

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYB
0100012,164106.4280111.75241,82720132013
Heated Area: 1769
HX Base Yr 2014

NASSAU COUNTY PROPERTY

VALUATION SUMMARY
VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE228,285
TOTAL MARKET OB/XF VALUE50,000
TOTAL LAND VALUE - MARKET54,000
TOTAL MARKET VALUE332,285
SOH/AGL Deduction119,104
ASSESSED VALUE213,181
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE161,770
TOTAL JUST VALUE332,285
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE318,556

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / RSNSALE PRICE
1881/03379/23/2013SWQI01178,000
GRANTOR: KB HOME JACKSONVILLE
GRANTEE:HUMPHRIES TIMOTHY &
1731/15123/31/2011WDUI301,920,000
GRANTOR: TIMBER CREEK II LLC
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2013] W20 S10 BAS=[YR=2013] W30 S48 E14 N10 E8
FOP=[YR=2013] S7 E7 FGR=[YR=2013] S3 E31 N21 W31 S18\$ N17 W4
S10 W3\$ E3 N10 E4 N1 E21 N27 W20\$ E20 N10\$.

LAND DESCRIPTION

L NUSE CODECLS
1000100C
RES
CAP100R D0003PUD
FRONT0.00DEPTH0.00TOT LND UTS1.00UNIT LT
DPTH FACT1.00% COND1.00TOT ADJ1.00UNIT PRICE54,000.00ADJ UNIT PRICE54,000.00LAND VALUE54,000
OTHER ADJUSTMENTS AND NOTES
YEAR
DENSITY
DECL
FRZ
YR
CONSRV

TOTAL OB/XF50,000

REVIEW DATE01/01/2023BY CD
Total Acres: 0.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS