LOT 20
IN OR 1920/1013
TIMBER CREEK PLANTATION #3

BEMBRY LASHONDA C
76693 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

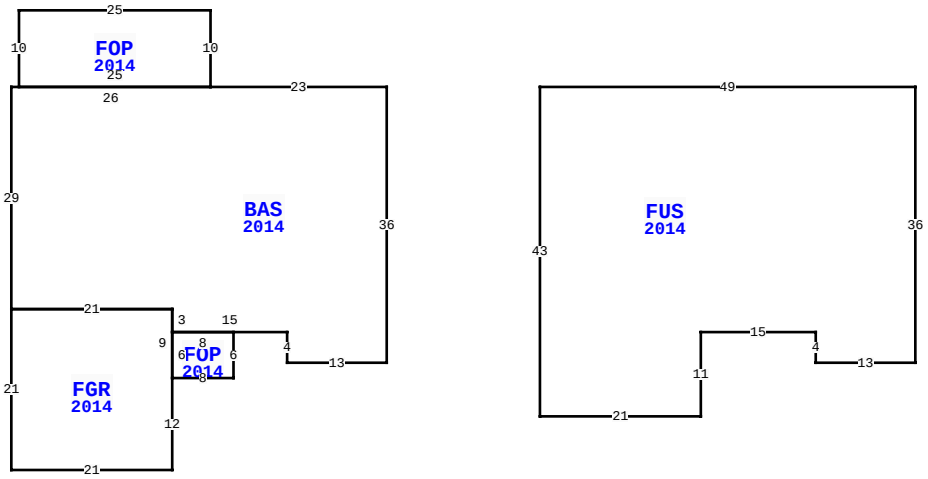
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,557	100	2014	1,557	146,060
FGR	441	55	2014	243	22,796
FOP	48	30	2014	14	1,313
FOP	250	30	2014	75	7,036
FUS	1,851	100	2014	1,851	173,639
TOTALS	4,147			3,740	350,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,740	94.1400	98.85	369,699	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 100% - 2016 Heated Area: 3408 HX Base Yr 2016



76693 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		350,844
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		404,844
SOH/AGL Deduction		145,207
ASSESSED VALUE		259,637
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		203,226
TOTAL JUST VALUE		404,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327760	NEW CONSTR	395,246	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/1013	5/28/2014	QC	U	I	11	100
GRANTOR: BEMBRY ANTHONY MARION						
GRANTEE: BEMBRY LASHONDA CHA						
1901/0033	1/09/2014	SW	Q	I	01	230,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BEMBRY ANTHONY MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23 FOP=[YR=2014] N10 W25 S10 E25$ W26 S29
FGR=[YR=2014] S21 E21 N12 FOP=[YR=2014] E8 N6 W8 S6$ N9 W21$
E21 S3 E15 S4 E13 N36$ PTR=E20 FUS=[YR=2014] E49 S36 W13 N4
W15 S11 W21 N43$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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