LOT 21
TIMBER CREEK PLANTATION #3
PB 7/302

DEESE CHERYL J L/E/
76701 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

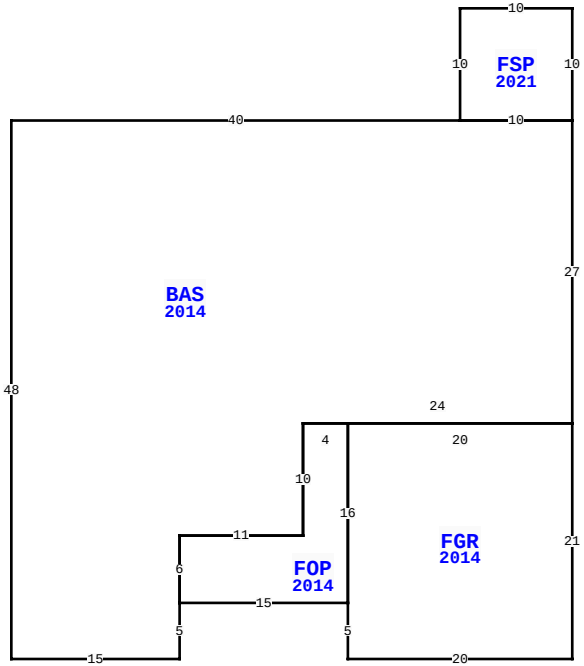
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	2014	1,775	205,562
FGR	420	55	2014	231	26,752
FOP	130	30	2014	39	4,516
FSP	100	40	2021	40	4,632
TOTALS	2,425			2,085	241,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	116.7180	122.55	255,517	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 1775 HX Base Yr 2015



76701 TIMBERCREEK BLVD, YULEE

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

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,464
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		345,464
SOH/AGL Deduction		123,860
ASSESSED VALUE		221,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,193
TOTAL JUST VALUE		345,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001270	SWIM POOL	30,656	02/03/2021
B1327477	CO ISSUED	0	01/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/488	4/25/2023	LE	U	I	11	100
GRANTOR: DEESE CHERYL J						
GRANTEE: DEESE SHELLY A						
1925/1138	6/27/2014	WD	Q	I	02	176,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DEESE CHERYL J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W10 S10 BAS=[YR=2014] W40 S48 E15 N5
FOP=[YR=2014] E15 FGR=[YR=2014] S5 E20 N21 W20 S16$ N16 W4
S10 W11 S6$ N6 E11 N10 E24 N27 W10 $ E10 N10$.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	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