LOT 24
IN OR 1923/1429
TIMBER CREEK PLANTATION #3

MUMBAUER DAVID J JR & KELLY ANN
76546 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0024-0000

BUILDING CHARACTERISTICS

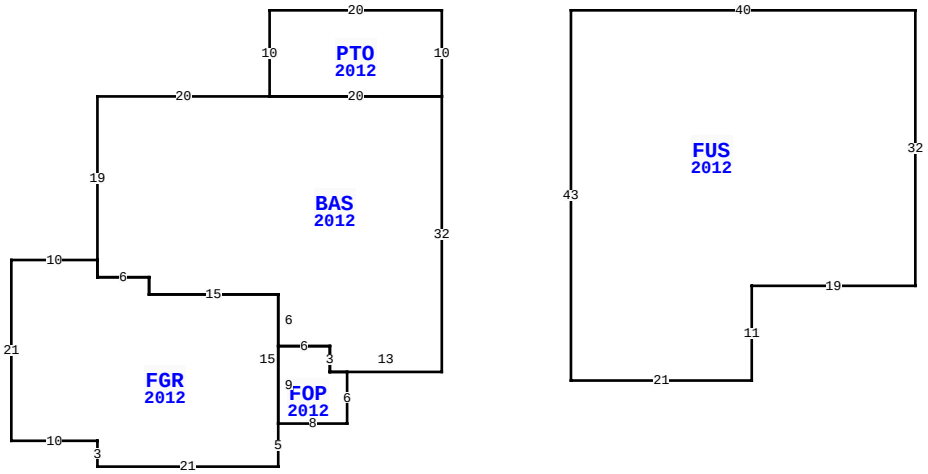
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,061	100	2012	1,061	111,822
FGR	642	55	2012	353	37,204
FOP	66	30	2012	20	2,107
FUS	1,511	100	2012	1,511	159,249
PTO	200	5	2012	10	1,054
TOTALS	3,480			2,955	311,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	107.3480	112.72	333,088	2012	2012	0	0	0	6.50	93.50

1 SINGLE FAM 100% - 2016 Heated Area: 2572 HX Base Yr 2016



76546 TIMBERCREEK BLVD, YULEE

BLD DATE	08/03/2012 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,437
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		412,937
SOH/AGL Deduction		141,332
ASSESSED VALUE		271,605
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,194
TOTAL JUST VALUE		412,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007154	SWIM POOL	49,185	12/01/2017
C25608	CO ISSUED	0	04/20/2012
E24721	NEW CONSTR	0	02/01/2012
B25608	NEW CONSTR	283,167	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/1429	6/19/2014	WD	Q	I	01	223,500
GRANTOR: AXLINE TIMOTHY & STAC						
GRANTEE: MUMBAUER DAVID JAME						
1795/0018	5/22/2012	WD	Q	I	01	190,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: AXLINE TIMOTHY & ST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W20 S10 BAS=[YR=2012] W20 S19 FGR=[YR=2012] W10 S21 E10 S3 E21 N5 FOP=[YR=2012] E8 N6 W2 N3 W6 S9$ N15 W15 N2 W6 N2$ S2 E6 S2 E15 S6 E6 S3 E13 N32 W20$ E20 N10$ PTR= E15 FUS=[YR=2012] E40 S32 W19 S11 W21 N43$ 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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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