LOT 28
IN OR 2086/410
TIMBER CREEK PLANTATION #3

WALLACE JOSHUA L & SHERI L/WALLACE THERESA W
76578 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0028-0000

BUILDING CHARACTERISTICS

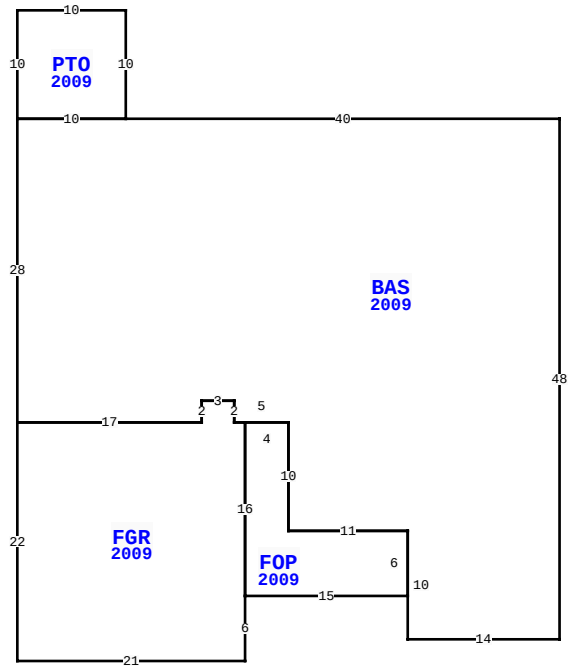
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,784	100	2009	1,784	182,925
FGR	468	55	2009	257	26,352
FOP	130	30	2009	39	3,999
PTO	100	5	2009	5	513
TOTALS	2,482			2,085	213,788

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	105.7420	111.03	231,498	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 0% - 0 Heated Area: 1784 HX Base Yr



76578 TIMBERCREEK BLVD, YULEE

BLD DATE		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	213,788
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	267,788
SOH/AGL Deduction	0
ASSESSED VALUE	267,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,788
TOTAL JUST VALUE	267,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229999	REPAIR/RRF	15,840	10/01/2022
C22725	CO ISSUED	0	11/01/2009
E22015	ELEC OTHER	1,500	08/01/2009
M14780	MECH OTHER	0	08/01/2009
P13879	OTHER	0	08/01/2009
B22725	NEW CONSTR	163,416	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/0410	11/18/2016	WD	Q	I	01	182,000
GRANTOR: HILL STEVEN						
GRANTEE: WALLACE JOSHUA L &						
1878/1753	6/03/2013	SW	U	I	12	137,500
GRANTOR: BANK OF AMERICA NA						
GRANTEE: HILL STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 PTO=[YR=2009] N10 W10 S10 E10$ W10 S28
FGR=[YR=2009] S22 E21 N6 FOP=[YR=2009] E15 N6 W11 N10 W4
S16$ N16 W1 N2 W3 S2 W17$ E17 N2 E3 S2 E5 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