LOT 29
IN OR 1795/1825
TIMBER CREEK PLANTATION #3

HANSON DARWIN
76586 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0029-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

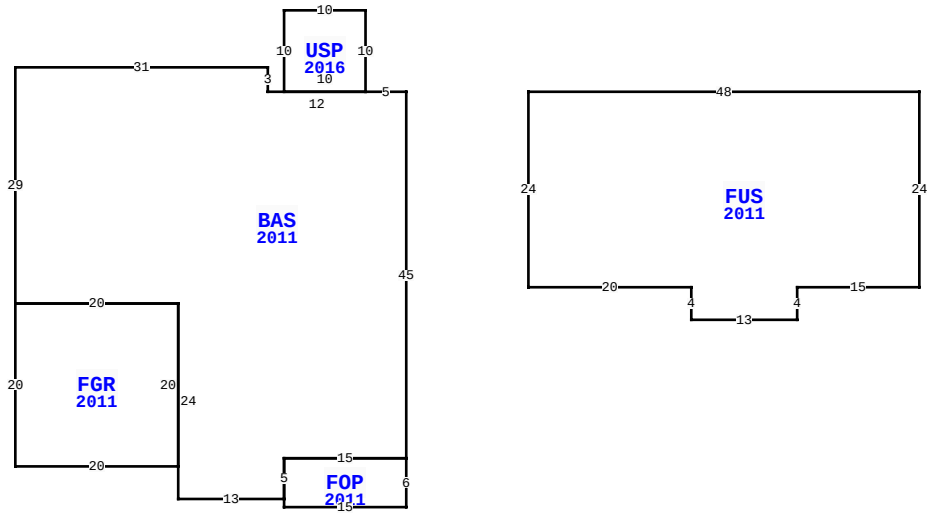
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	2011	1,938	195,878
FGR	400	55	2011	220	22,236
FOP	90	30	2011	27	2,729
FUS	1,204	100	2011	1,204	121,691
USP	100	30	2016	30	3,032
TOTALS	3,732			3,419	345,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,419	103.5000	108.68	371,577	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2013 Heated Area: 3142 HX Base Yr 2013



76586 TIMBERCREEK BLVD, YULEE

BLD DATE	10/14/2011 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,567
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		399,567
SOH/AGL Deduction		171,322
ASSESSED VALUE		228,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,834
TOTAL JUST VALUE		399,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24824	CO ISSUED	0	09/09/2011
M16350	H/AC	0	07/01/2011
E23612	NEW CONSTR	0	07/01/2011
P14831	PLUMBING	0	06/01/2011
B24824	NEW CONSTR	327,028	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1795/1825	5/18/2012	WD	Q	I	02	215,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HANSON DARWIN						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W5 USP=[YR=2016] N10 W10 S10 E10$ W12 N3 W31 S29 FGR=[YR=2011] S20 E20 N20 W20$ E20 S24 E13 FOP=[YR=2011] S1 E15 N6 W15 S5$ N5 E15 N45$ PTR=E15 FUS=[YR=2011] E48 S24 W15 S4 W13 N4 W20 N24$ 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

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	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