LOT 33
TIMBER CREEK PLANTATION #3
PB 7/302

COURSEY MICHAEL/
PO BOX 503
CALLAHAN, FL 32011

2026

11-2N-26-2052-0033-0000

BUILDING CHARACTERISTICS

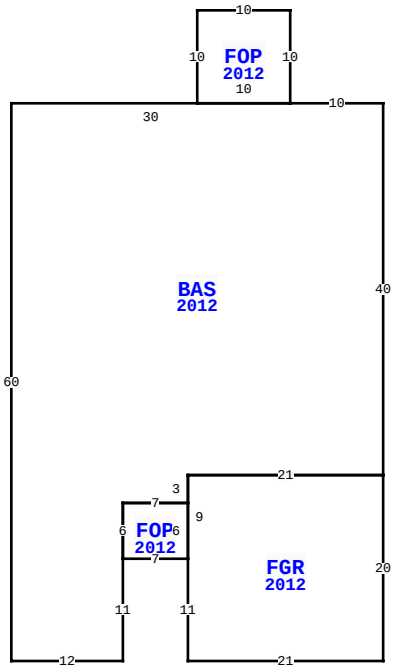
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,861	100	2012	1,861	193,370
FGR	420	55	2012	231	24,002
FOP	42	30	2012	13	1,351
FOP	100	30	2012	30	3,117
TOTALS	2,423			2,135	221,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	105.8400	111.13	237,263	2012	2012	0	0	0	6.50	93.50

1 SINGLE FAM 100% - 2026 Heated Area: 1861 HX Base Yr 2026



76618 TIMBERCREEK BLVD, YULEE

BLD DATE	06/28/2012 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		221,841
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		275,841
SOH/AGL Deduction		0
ASSESSED VALUE		275,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,430
TOTAL JUST VALUE		275,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25491	CO ISSUED	0	03/30/2012
E24678	NEW CONSTR	0	02/01/2012
P15601	NEW CONSTR	0	01/01/2012
B25491	NEW CONSTR	210,924	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	1/12/2018	CN	Q	I	01	193,000
GRANTOR: WILLIS DAVID W SR & S						
GRANTEE: COURSEY MICHAEL						
1819/1036	9/20/2012	WD	Q	I	02	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WILLIS DAVID W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 FOP=[YR=2012] N10 W10 S10 E10$ W30 S60 E12 N11 FOP=[YR=2012] E7 FGR=[YR=2012] S11 E21 N20 W21 S9$ N6 W7 S6$ N6 E7 N3 E21 N40$.

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	000134	C	RES POND	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