LOT 36
IN OR 1789/1191
TIMBER CREEK PLANTATION #3

MOTTA LUIS O
76642 TIMBERCREEK BLVD
YULEE, FL 32097

**2026**

**11-2N-26-2052-0036-0000**

## 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 100 |
| 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 |

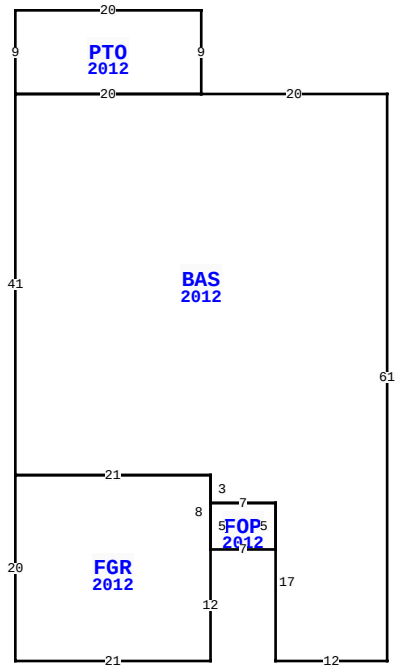
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,901 | 100 | 2012 | 1,901 | 223,140 |
| FGR | 420 | 55 | 2012 | 231 | 27,115 |
| FOP | 35 | 30 | 2012 | 10 | 1,173 |
| PTO | 180 | 5 | 2012 | 9 | 1,057 |
| TOTALS | 2,536 | | | 2,151 | 252,485 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,151 | 119.5600 | 125.54 | 270,037 | 2012 | 2012 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM 100% - 2013 Heated Area: 1901 HX Base Yr 2013




76642 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 08/01/2012 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 | | 252,485 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 306,485 |
| SOH/AGL Deduction | | 129,501 |
| ASSESSED VALUE | | 176,984 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 125,573 |
| TOTAL JUST VALUE | | 306,485 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 301,026 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C25587 | CO ISSUED | 0 | 04/16/2012 |
| E24722 | NEW CONSTR | 0 | 02/01/2012 |
| B25587 | NEW CONSTR | 212,857 | 01/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1789/1191 | 4/05/2012 | WD | Q | I | 01 | 167,800 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: MOTTA LUIS O | | | | | | |
| 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=2012] W20 PTO=[YR=2012] N9 W20 S9 E20$ W20 S41
FGR=[YR=2012] S20 E21 N12 FOP=[YR=2012] E7 N5 W7 S5$ N8
W21$ E21 S3 E7 S17 E12 N61$ .

## 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