LOT 39
IN OR 1864/375
TIMBER CREEK PLANTATION #3

MARUHNICH STEFANIE A
76668 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0039-0000

BUILDING CHARACTERISTICS

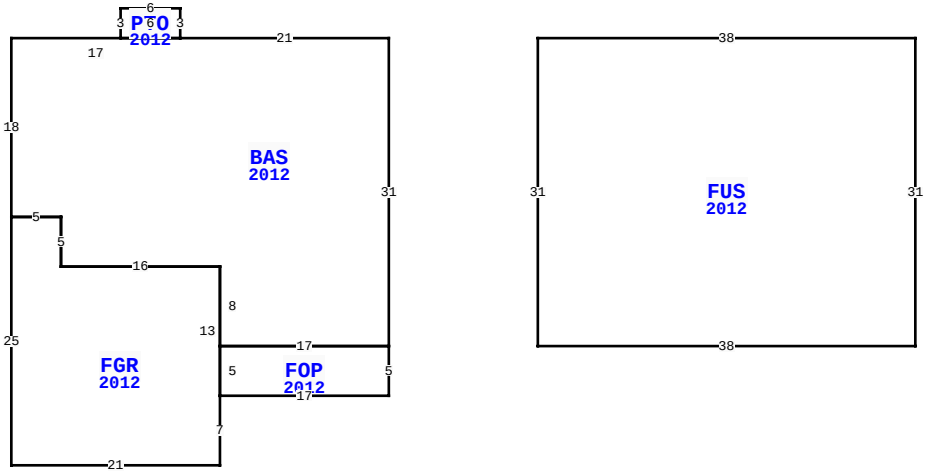
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	985	100	2012	985	101,686
FGR	445	55	2012	245	25,293
FOP	85	30	2012	26	2,684
FUS	1,178	100	2012	1,178	121,611
PTO	18	5	2012	1	103
TOTALS	2,711			2,435	251,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	104.7620	110.00	267,850	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2020 Heated Area: 2163 HX Base Yr 2020



76668 TIMBERCREEK BLVD, YULEE

BLD DATE	12/10/2012 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		251,377
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		305,377
SOH/AGL Deduction		79,030
ASSESSED VALUE		226,347
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,936
TOTAL JUST VALUE		305,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26425	CO ISSUED	0	12/13/2012
M1217686	H/AC	0	10/01/2012
B26425	NEW CONSTR	241,261	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/0375	5/22/2013	SW	Q	I	02	174,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MARUHNICH STEFANIE						
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] W21 PTO=[YR=2012] N3 W6 S3 E6$ W17 S18 FGR=[YR=2012] S25 E21 N7 FOP=[YR=2012] E17 N5 W17 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2012] E38 S31 W38 N31$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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