

CREECH BRANDON M & ALONA
76746 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2052-0047-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
16WD FR STUC 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
11CLAY TILE 70
14CARPET 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,87310020131,873208,690
FGR44155201324327,075
FOP42302013131,448
PTO100520135557
TOTALS2,4562,134237,771

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND
0100012,134112.4060118.03251,87620132013005.6094.40
1 SINGLE FAM 100% - 2015Heated Area: 1873HX Base Yr 2015

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE237,771
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET54,000
TOTAL MARKET VALUE291,771
SOH/AGL Deduction104,116
ASSESSED VALUE187,655
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE136,244
TOTAL JUST VALUE291,771
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE289,018

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / I / RSN CD SALE PRICE
1915/15234/15/2014SW Q I01178,000
GRANTOR: KB HOME JACKSONVILLE
GRANTEE: CREECH BRANDON M &
1731/15123/31/2011WD U I301,920,000
GRANTOR: TIMBER CREEK II LLC
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 PTO=[YR=2013] N10 W10 S10 E10\$ W20 S40
FGR=[YR=2013] S21 E21 N12 FOP=[YR=2013] E7 N6 W7 S6\$ N9 W21\$
E21 S3 E7 S18 E12 N61\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRES1000003PUD0.000.001.00LT1.001.001.0054,000.0054,000.0054,000

TOTAL OB/XF0

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS

76746 TIMBERCREEK BLVD, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/09/2026MLU

ADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES