LOT 48
TIMBER CREEK PLANTATION #3
PB 7/302

CRUZ NATHALIE E
76754 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

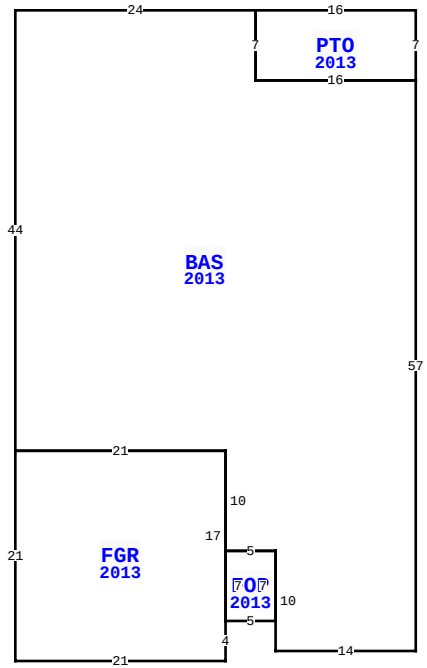
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	2013	1,978	204,817
FGR	441	55	2013	243	25,162
FOP	35	30	2013	10	1,036
PTO	112	5	2013	6	621
TOTALS	2,566			2,237	231,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	104.4680	109.69	245,377	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 0% - 0 Heated Area: 1978 HX Base Yr



76754 TIMBERCREEK BLVD, YULEE

BLD DATE		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	231,636
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	285,636
SOH/AGL Deduction	0
ASSESSED VALUE	285,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,636
TOTAL JUST VALUE	285,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327253	CO ISSUED	0	10/25/2013
B1327353	NEW CONSTR	231,221	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1984	7/10/2019	WD	Q	I	01	212,000
GRANTOR: JONES GARY DANAL JR						
GRANTEE: CRUZ NATHALIE E						
2294/1982	7/02/2019	WD	U	I	11	100
GRANTOR: LOFTON BRANDY F/K/A B						
GRANTEE: JONES GARY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W16 BAS=[YR=2013] W24 S44 FGR=[YR=2013] S21 E21 N4 FOP=[YR=2013] E5 N7 W5 S7$ N17 W21$ E21 S10 E5 S10 E14 N57 W16 N7$ S7 E16 N7$.

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	000100	C	RES	0	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