LOT 51
IN OR 2117/1758
TIMBER CREEK PLANTATION #3

REHN ROBERT
76778 TIMBERCREEK BLVD
YULEE, FL 32097

**2026**

**11-2N-26-2052-0051-0000**

## BUILDING CHARACTERISTICS

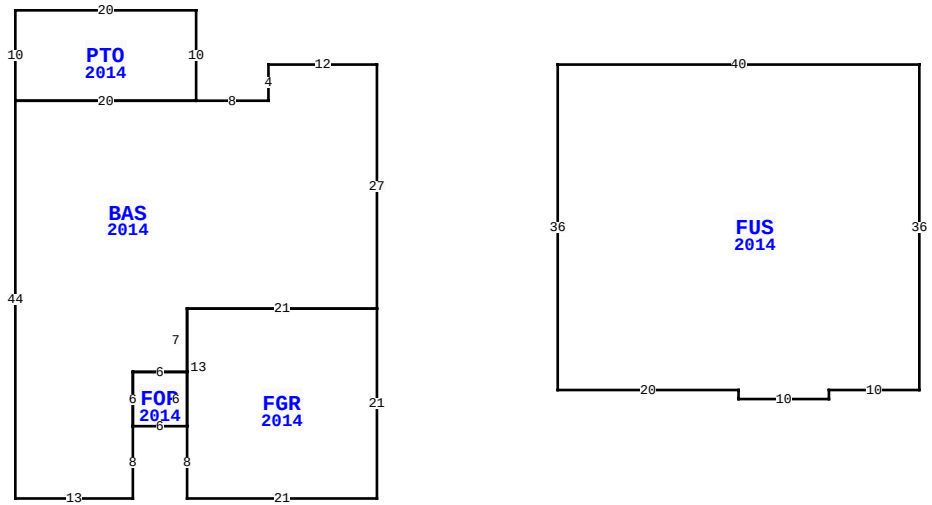
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,283 | 100 | 2014 | 1,283 | 126,907 |
| FGR | 441 | 55 | 2014 | 243 | 24,036 |
| FOP | 36 | 30 | 2014 | 11 | 1,089 |
| FUS | 1,450 | 100 | 2014 | 1,450 | 143,426 |
| PTO | 200 | 5 | 2014 | 10 | 989 |
| TOTALS | 3,410 | | | 2,997 | 296,446 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,997 | 99.2640 | 104.23 | 312,377 | 2014 | 2014 | 0 | 0 | 0 | 5.10 | 94.90 |

1 SINGLE FAM 100% - 2025 Heated Area: 2733 HX Base Yr 2025




76778 TIMBERCREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 296,446 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 350,446 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 350,446 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 299,035 |
| TOTAL JUST VALUE | | 350,446 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,382 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428655 | CO ISSUED | 0 | 07/29/2014 |
| B1428655 | NEW CONSTR | 294,084 | 05/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2117/1758 | 5/01/2017 | WD | Q | I | 01 | 226,000 |
| GRANTOR: BARRERA ROGER & MARIA | | | | | | |
| GRANTEE: REHN ROBERT | | | | | | |
| 1929/1793 | 7/29/2014 | SW | Q | I | 02 | 212,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: BARRERA ROGER & MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W12 S4 W8 PTO=[YR=2014] N10 W20 S10 E20$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N21 W21 S13$ N6 W6 S6$ N6 E6 N7 E21 N27$ PTR=E20 FUS=[YR=2014] E40 S36 W10 S1 W10 N1 W20 N36$ W20 $.

## 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 | 000100 | C | RES | 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