

NIEMANN THOMAS & VALERIE
76818 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2052-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
16WD FR STUC 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 60
08SHT VINYL 40
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
BAS1,48210020141,482160,373
FGR44155201424326,296
FOP40302014121,298
PTO154520268865
TOTALS2,1171,745188,834

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
010011,745108.6000114.03198,98220142014005.1094.90
1 SINGLE FAM 100% - 2025Heated Area: 1482HX Base Yr 2025

NASSAU COUNTY PROPERTY

VALUATION SUMMARY
VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE188,834
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET54,000
TOTAL MARKET VALUE242,834
SOH/AGL Deduction0
ASSESSED VALUE242,834
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE191,423
TOTAL JUST VALUE242,834
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE241,587

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE
2744/83910/09/2024WDQI01304,900
GRANTOR: YENTER AMBER L
GRANTEE: NIEMANN THOMAS & VA
2356/05283/03/2020WDQI01210,000
GRANTOR: MERINO OSCAR ALEXANDE
GRANTEE: YENTER AMBER L

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014;ORIG=0,0] W2 W37 S27 E21 S13 E5 S15 E13 N55 \$
FGR=[YR=2014;ORIG=-39,27] S21 E21 N21 W21 \$
FOP=[YR=2014;ORIG=-18,48] E5 N8 W5 S8 \$
PTO=[YR=2026;ORIG=-22,-7] E22 S7 W22 N7 \$
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LAND DESCRIPTION

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

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