LOT 57
IN OR 2067/273
TIMBER CREEK PLANTATION #3

HAILS BRITTANY A & GENEVE A
76826 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

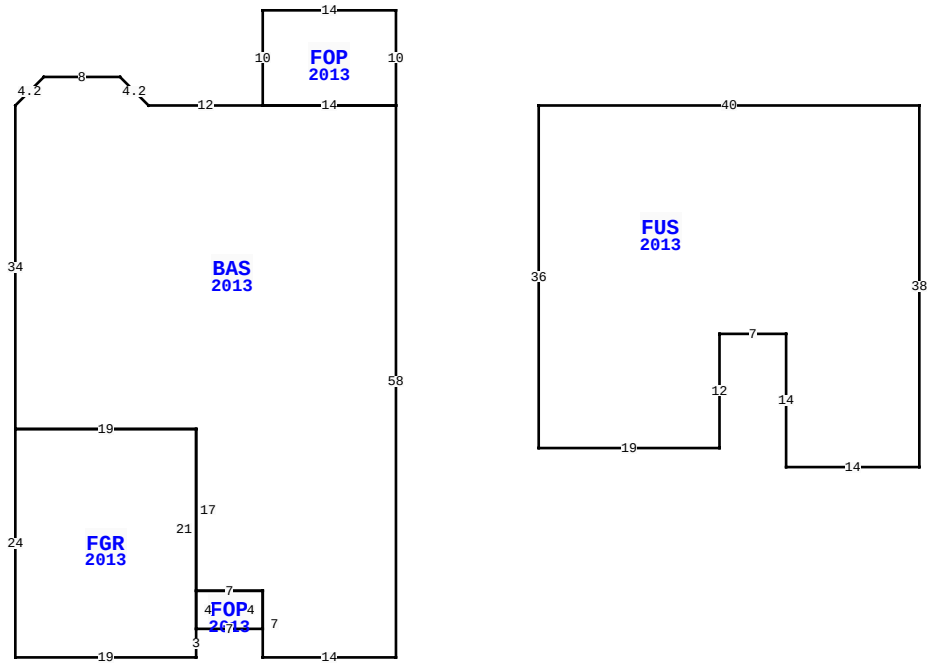
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,848	100	2013	1,848	174,085
FGR	456	55	2013	251	23,644
FOP	28	30	2013	8	753
FOP	140	30	2013	42	3,956
FUS	1,384	100	2013	1,384	130,375
TOTALS	3,856			3,533	332,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,533	95.0400	99.79	352,558	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 100% - 2025 Heated Area: 3232 HX Base Yr



76826 TIMBERCREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,815
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		386,815
SOH/AGL Deduction		0
ASSESSED VALUE		386,815
TOTAL EXEMPTION VALUE	13	386,815
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326976	CO ISSUED	0	06/25/2013
B1326976	NEW CONSTR	359,477	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/0273	8/17/2016	WD	Q	I	01	229,000
GRANTOR: THOMPSON COREY S &						
GRANTEE: HAILS BRITTANY A &						
1868/1476	7/16/2013	WD	Q	I	01	213,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: THOMPSON COREY S &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] N10 W14 S10 BAS=[YR=2013] W12 U3 L3 W8 D3 L3 S34 FGR=[YR=2013] S24 E19 N3 FOP=[YR=2013] E7 N4 W7 S4$ N21 W19$ E19 S17 E7 S7 E14 N58 W14$ E14$ PTR=E15 FUS=[YR=2013] E40 S38 W14 N14 W7 S12 W19 N36$ W15$.

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