LOT 58
TIMBER CREEK PLANTATION #3
PB 7/302

CALLAHAN ELIZABETH
76834 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0058-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

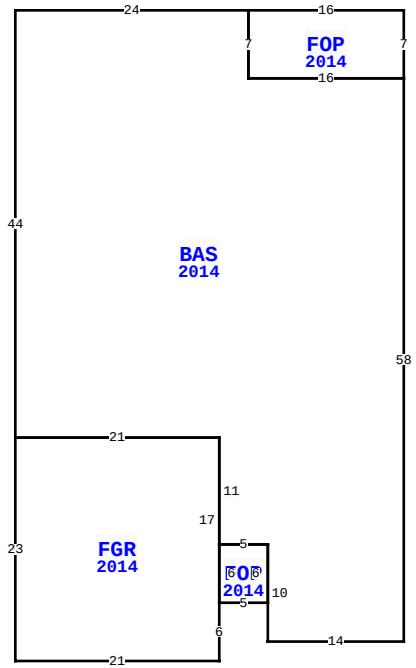
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2014	1,997	223,685
FGR	483	55	2014	266	29,795
FOP	30	30	2014	9	1,008
FOP	112	30	2014	34	3,808
TOTALS	2,622			2,306	258,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	112.4060	118.03	272,177	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 0% - 0 Heated Area: 1997 HX Base Yr



76834 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	258,296
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	312,296
SOH/AGL Deduction	0
ASSESSED VALUE	312,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,296
TOTAL JUST VALUE	312,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429219	CO ISSUED	0	12/17/2014
B1429219	NEW CONSTR	244,169	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1754	1/11/2021	SW	Q	I	01	254,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: CALLAHAN ELIZABETH						
2399/1452	10/12/2020	CT	U	I	18	186,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W16 BAS=[YR=2014] W24 S44 FGR=[YR=2014] S23 E21 N6 FOP=[YR=2014] E5 N6 W5 S6$ N17 W21$ E21 S11 E5 S10 E14 N58 W16 N7$ S7 E16 N7$.

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	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