LOT 169
TIMBER CREEK PLANTATION #3
PB 7/302

SEABAUGH JASON CHRISTIAN & TRACY LYNN
78019 UNDERWOOD CT
YULEE, FL 32097

2026

11-2N-26-2052-0169-0000

BUILDING CHARACTERISTICS

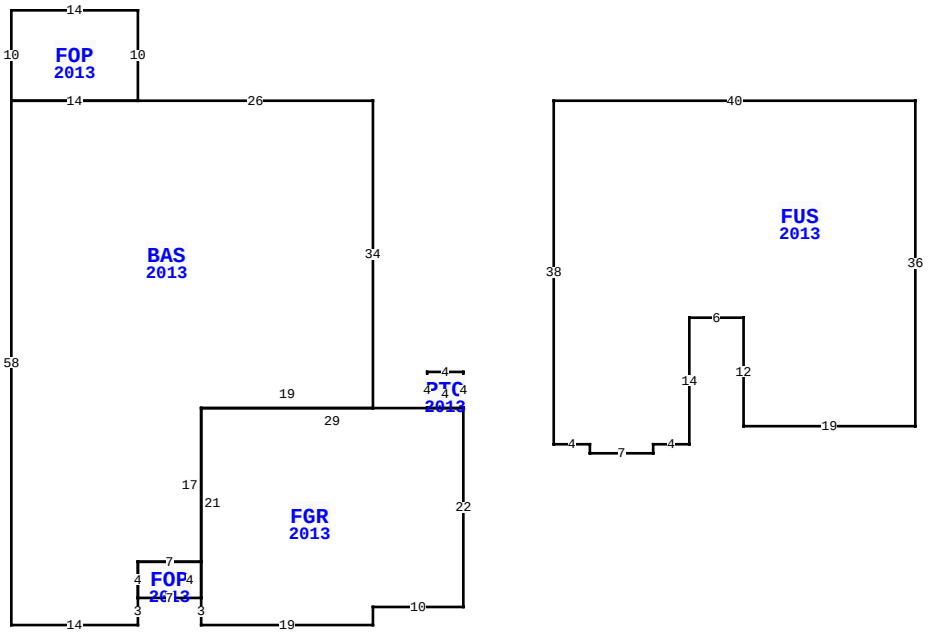
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,815	100	2013	1,815	174,619
FGR	676	55	2013	372	35,790
FOP	28	30	2013	8	770
FOP	140	30	2013	42	4,041
FUS	1,405	100	2013	1,405	135,173
PTO	16	5	2013	1	96
TOTALS	4,080			3,643	350,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,643	97.1100	101.97	371,477	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2014 Heated Area: 3220 HX Base Yr 2014



78019 UNDERWOOD CT, 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	350,489
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	404,489
SOH/AGL Deduction	182,059
ASSESSED VALUE	222,430
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	171,019
TOTAL JUST VALUE	404,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226485	CO ISSUED	0	02/12/2013
M1217735	H/AC	0	11/01/2012
P1216172	NEW CONSTR	0	10/01/2012
B1226485	NEW CONSTR	364,625	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2862/295	4/17/2026	WD	Q	I	01	535,000
GRANTOR: COLEMAN MICHAEL R						
GRANTEE: SEABAUGH JASON CHRI						
1841/0182	2/15/2013	WD	Q	I	01	212,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: COLEMAN MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 FOP=[YR=2013] N10 W14 S10 E14$ W14 S58 E14 N3 FOP=[YR=2013] E7 FGR=[YR=2013] S3 E19 N2 E10 N22 PTO=[YR=2013] N4 W4 S4 E4$ W29 S21$ N4 W7 S4$ N4 E7 N17 E19 N34$ PTR=E20 FUS=[YR=2013] S38 E4 S1 E7 N1 E4 N14 E6 S12 E19 N36 W40$ 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