LOT 181
IN OR 1998/1925
TIMBER CREEK PLANTATION #3

DEESE SHELLY ANN
76906 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0181-0000

BUILDING CHARACTERISTICS

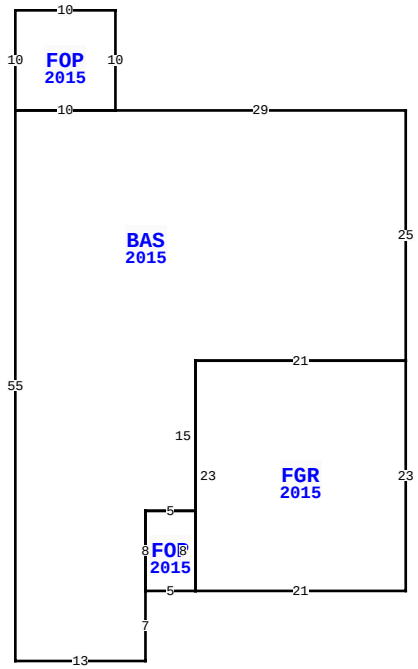
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,440	100	2015	1,440	156,650
FGR	483	55	2015	266	28,937
FOP	40	30	2015	12	1,305
FOP	100	30	2015	30	3,264
TOTALS	2,063			1,748	190,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	108.6000	114.03	199,324	2015	2015	0	0	0	4.60	95.40

1 SINGLE FAM 100% - 2016 Heated Area: 1440 HX Base Yr 2016



76906 TIMBERCREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,155
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		244,155
SOH/AGL Deduction		91,462
ASSESSED VALUE		152,693
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,282
TOTAL JUST VALUE		244,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530481	CO ISSUED	0	08/21/2015
B1530481	NEW CONSTR	189,380	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/1925	8/21/2015	SW	Q	I	01	160,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DEESE SHELLY ANN						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FOP=[YR=2015] N10 W10 S10 E10$ W10 S55 E13 N7 FOP=[YR=2015] E5 FGR=[YR=2015] E21 N23 W21 S23$ N8 W5 S8$ N8 E5 N15 E21 N25$.

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