LOT 186
TIMBER CREEK PLANTATION #3
PB 7/302

CREWS CRYSTAL M
76866 TIMBERCREEK BLVD
YULEE, FL 32097

2026

11-2N-26-2052-0186-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

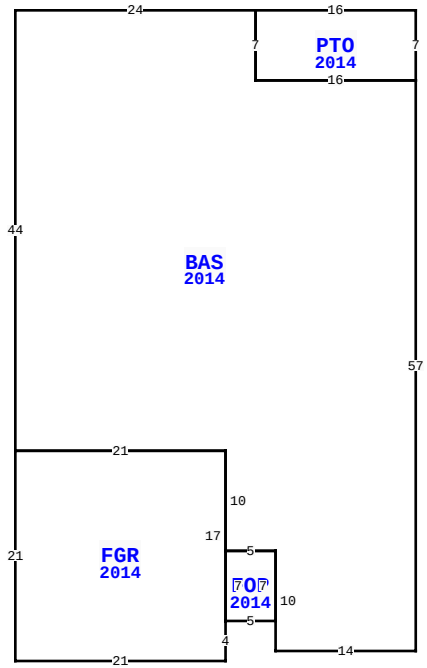
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		4 100
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	1,978	100	2014	1,978	211,372
FGR	441	55	2014	243	25,967
FOP	35	30	2014	10	1,069
PTO	112	5	2014	6	641
TOTALS	2,566			2,237	239,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,237	110.7400	116.28	260,118	2014	2014	0	0	3	5.10	91.90

1 SINGLE FAM 100% - 2026 Heated Area: 1978 HX Base Yr 2026



76866 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		239,048
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		293,048
SOH/AGL Deduction		0
ASSESSED VALUE		293,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,637
TOTAL JUST VALUE		293,048
NCON VALUE		11,376
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429071	CO ISSUED	0	10/31/2014
B1429071	NEW CONSTR	240,819	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/971	10/27/2025	WD	Q	I	02	315,000
GRANTOR: RICHARDSON ERIC D & C						
GRANTEE: CREWS CRYSTAL M						
1946/0351	10/30/2014	SW	Q	I	02	175,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHARDSON ERIC DEW						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W16 BAS=[YR=2014] W24 S44 FGR=[YR=2014] S21 E21 N4 FOP=[YR=2014] E5 N7 W5 S7$ N17 W21$ E21 S10 E5 S10 E14 N57 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	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