

MCMULLEN SEAN E & KATHYRN E
76076 DEERWOOD DR
YULEE, FL 32097

11-2N-26-2050-0174-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5005.00

TOTALS2,6882,346204,263

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICE

10811CONCRETE B0000626.00SF5.205.20

20462ST/AL FNC0000456.00SF10.0010.00

30463FENCE GATE00002.00UT300.00300.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,346104.860094.64222,02520062006008.0092.00

1 SINGLE FAM - 0% - 0Heated Area: 2048HX Base Yr

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,0481002,048178,317

FGR4245523320,287

FOP7230221,915

USP14430433,744

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE204,263

TOTAL MARKET OB/XF VALUE7,247

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE266,510

SOH/AGL Deduction30,697

ASSESSED VALUE235,813

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE235,813

TOTAL JUST VALUE266,510

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE224,029

SUBMITTER INFORMATION

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CD SALE PRICE

1753/16968/18/2011WDU1I12143,500

GRANTOR:MORRISON CHRISTOPHER

GRANTEE:MCMULLEN SEAN E & K

1392/17423/02/2006WDQ1I1209,000

GRANTOR:KB HOME JACKSONVILLE

GRANTEE:MORRISON CHRISTOPHE

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W12 S12 BAS=[YR=2006] W14 L2 U2 W8 D2 L2 W2 S44 FGR=[YR=2006] S21 E20 N21 W8 N2 W2 S2 W10\$ E10 N2 E2 S2 E8 S17 E4 N1 E4 S1 E4 S1 E2 FOP=[YR=2006] E6 N12 W6 S12\$ N12 E6 N50 W12\$ E12 N12\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNITD TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/30/2018BY KBXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS