LOT 180
IN OR 1425/1683
TIMBER CREEK PLANTATION #1

LADD WILLIAM & JILL
76224 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2050-0180-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

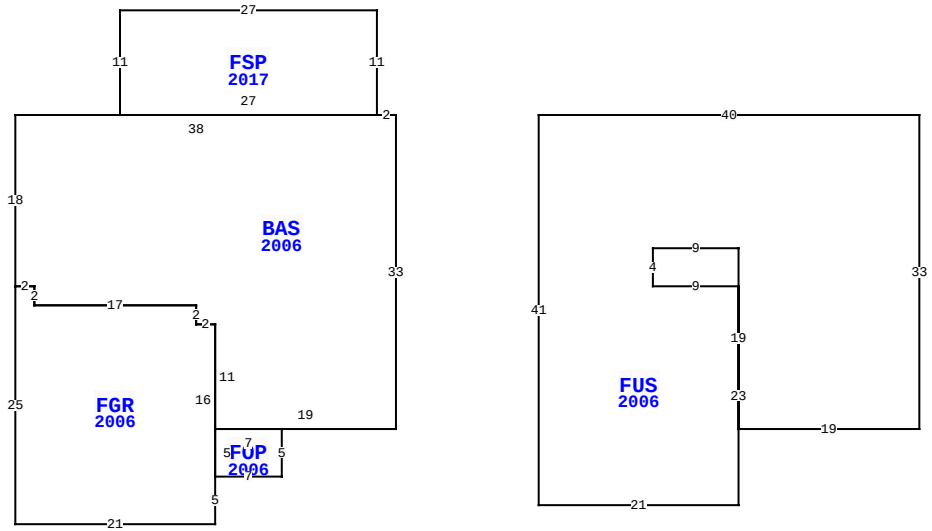
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1,047	89,890
FGR	483	55	266	22,837
FOP	35	30	10	858
FSP	297	40	119	10,217
FUS	1,452	100	1,452	124,661
TOTALS	3,314		2,894	248,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	103.4000	93.32	270,068	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2499 HX Base Yr 2007



76224 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,463
TOTAL MARKET OB/XF VALUE		4,739
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,202
SOH/AGL Deduction		128,243
ASSESSED VALUE		179,959
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,959
TOTAL JUST VALUE		308,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006226	REPAIR/RRF	6,428	10/01/2017
E16944	ELEC OTHER	1,500	03/01/2006
M11222	MECH OTHER	0	03/01/2006
C16982	CO ISSUED	177,857	01/01/2006
R08821	REPAIR/RRF	2,000	01/01/2006
B16982	NEW CONSTR	177,857	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1683	7/06/2006	WD	Q	I		292,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LADD WILLIAM & JILL						
1350/1518	9/19/2005	WD	U	V	19	85,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 FSP=[YR=2017] N11 W27 S11 E27$ W38 S18 FGR=[YR=2006] S25 E21 N5 FOP=[YR=2006] E7 N5 W7 S5$ N16 W2 N2 W17 N2 W2$ E2 S2 E17 S2 E2 S11 E19 N33$ PTR=E15 FUS=[YR=2006] E40 S33 W19 N19 W9 S4 E9 S23 W21 N41$ W15$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2006	2006	3	88	2,919	

LAND DESCRIPTION

TOTAL OB/XF 4,739

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	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS