LOT 181
IN OR 1445/1332
TIMBER CREEK PLANTATION #1

HIGBEE MICHAEL B & STEPHANIE A
76234 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2050-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

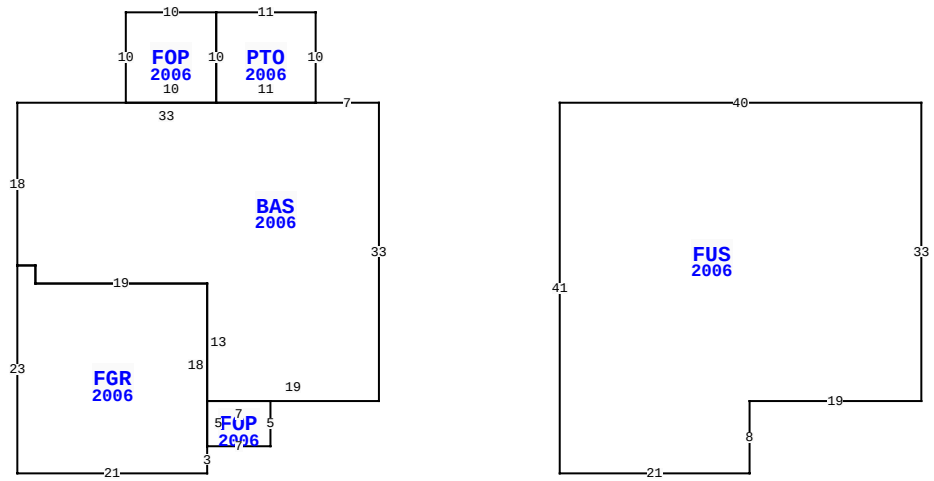
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,043	100	1,043	94,699
FGR	445	55	245	22,245
FOP	35	30	10	908
FOP	100	30	30	2,723
FUS	1,488	100	1,488	135,104
PTO	110	5	6	544
TOTALS	3,221		2,822	256,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,822	106.4640	96.08	271,138	2006	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2007 Heated Area: 2531 HX Base Yr 2007



76234 DEERWOOD DR, YULEE

BLD DATE	03/13/2007	JM	LGL DATE	
XF DATE	03/13/2007	JM	LAND DATE	03/13/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,225
TOTAL MARKET OB/XF VALUE		2,654
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,879
SOH/AGL Deduction		136,357
ASSESSED VALUE		177,522
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		122,522
TOTAL JUST VALUE		313,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002241	REPAIR/RRF	10,000	03/12/2020
E16854	ELEC OTHER	1,500	03/01/2006
M11102	TANKS/BLRS	0	02/01/2006
P10544	OTHER	0	01/01/2006
C16774	CO ISSUED	177,857	12/01/2005
R08676	REPAIR/RRF	2,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1332	9/20/2006	WD	Q	I		241,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HIGBEE MICHAEL B &						
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] W7 PTO=[YR=2006] N10 W11 FOP=[YR=2006] W10S10 E10 N10$ S10 E11$ W33 S18 FGR=[YR=2006] S23 E21 N3 FOP=[YR=2006] E7 N5 W7 S5$ N18 W19 N 2 W2$ E2 S2 E19 S13 E19 N33$ PTR=E20 FUS=[YR=2006] E40 S33 W19 S8 W21 N41$ 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
1	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2006	2006	3	88	2,654	

LAND DESCRIPTION

TOTAL OB/XF 2,654

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	SFR	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 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS