

COLE HERMAN & CHRISTINE
76282 DEERWOOD DRIVE
YULEE, FL 32097

11-2N-26-2050-0185-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1603WD FR STUC 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411CARPET 60
CLAY TILE 40

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5005.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,0991002,099187,720
FGR4625525422,716
FOP8030242,146
FOP26430797,066

TOTALS

2,9052,456219,648

EXTRA FEATURES

76282 DEERWOOD DR, YULEE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000672.00SF6.506.50100200620063883,844

LAND DESCRIPTION

TOTAL OB/XF3,844

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

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

MARKET ADJUSTMENTS

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

0100012,456107.712097.21238,74820062006008.0092.00

1 SINGLE FAM - 100% - 2007Heated Area: 2099HX Base Yr 2007

BLD DATEXF DATEINC DATE

02/14/200702/14/2007

JHJH

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE219,648
TOTAL MARKET OB/XF VALUE3,844
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE278,492
SOH/AGL Deduction117,968
ASSESSED VALUE160,524
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE110,524
TOTAL JUST VALUE278,492
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE235,170

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / IRSN CD SALE PRICE

1422/13956/23/2006WDQI19247,700

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: COLE HERMAN & CHRIS

1374/122612/16/2005WDUV19155,000

GRANTOR: TIMBER CREEK LLC

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W24S11BAS=[YR=2006] W2 L2 U2 W9 L2 D2
W2S45FGR=[YR=2006] S22E21N22 W21\$E21S16E12N1FOP=[YR=2006]
E8N10W8 S10\$N10E8N50W24\$E24N11\$.