

LOT 196
IN OR 1986/1179
TIMBER CREEK PLANTATION #1

SHUCK JESSE C & JESSICA L
76117 DEERWOOD DR
YULEE, FL 32097

2023

11-2N-26-2050-0196-0000



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,279	100	1,279	104,536
FGR	447	55	246	20,107
FOP	42	30	13	1,063
FUS	1,537	100	1,537	125,623
TOTALS	3,305		3,075	251,328

EXTRA FEATURES

L N	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	640.00	SF	5.20	5.20	100	2006	2006	3	88	2,929	
2	0510	GARAGE WD-	0	100	0	0	256.00	SF	35.00	35.00	100	2014	2014	3	78	6,989	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,075	98.4400	88.84	273,183	2006	2006	0	0	8.00	92.00

1 SINGLE FAM - 100% - 2016 Heated Area: 2816 HX Base Yr 2016

76117 DEERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				251,328			
TOTAL MARKET OB/XF VALUE				9,918			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				316,246			
SOH/AGL Deduction				108,623			
ASSESSED VALUE				207,623			
TOTAL EXEMPTION VALUE				HX HB VX		55,000	
BASE TAXABLE VALUE				152,623			
TOTAL JUST VALUE				316,246			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				263,735			