LOT 197
TIMBER CREEK PLANTATION #1
PB 6/394

**ALBERICI JENNIFER SUE/ALBERICI ALEXANDER TAYLOR**
76131 DEERWOOD DRIVE
YULEE, FL 32097

**2023**

**11-2N-26-2050-0197-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

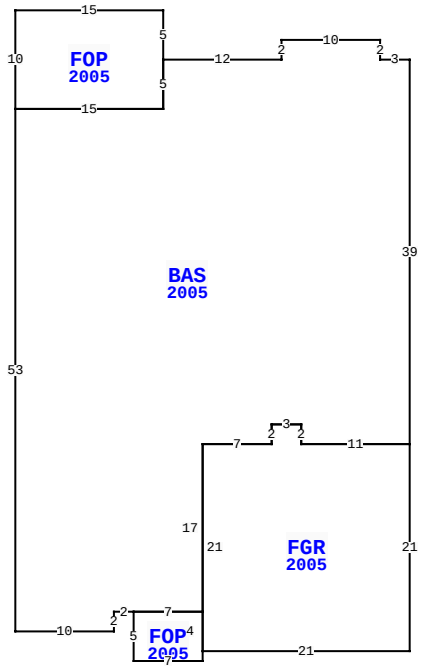
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,842 | 100 | 1,842 | 158,497 |
| FGR | 447 | 55 | 246 | 21,168 |
| FOP | 35 | 30 | 10 | 860 |
| FOP | 150 | 30 | 45 | 3,872 |
| TOTALS | 2,474 | | 2,143 | 184,397 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,143 | 109.2700 | 98.62 | 211,343 | 2005 | 2005 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1842 HX Base Yr 2022




76131 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 | | 184,397 |
| TOTAL MARKET OB/XF VALUE | | 3,194 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 242,591 |
| SOH/AGL Deduction | | 24,662 |
| ASSESSED VALUE | | 217,929 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 167,929 |
| TOTAL JUST VALUE | | 242,591 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15502 | ELEC OTHER | 1,500 | 08/01/2005 |
| M10103 | MECH OTHER | 0 | 08/01/2005 |
| P09883 | OTHER | 0 | 08/01/2005 |
| R07904 | REPAIR/RRF | 2,000 | 07/01/2005 |
| B15609 | NEW CONSTR | 136,383 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2403/1223 | 10/19/2020 | WD | Q | I | 01 | 230,000 |
| GRANTOR: BURCH BRANDON S & JES | | | | | | |
| GRANTEE: ALBERICI JENNIFER S | | | | | | |
| 1977/0646 | 4/24/2015 | WD | Q | I | 02 | 168,000 |
| GRANTOR: PICKETT JULIE & SYLVE | | | | | | |
| GRANTEE: BURCH BRANDON SCOTT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W10 S2 W12 FOP=[YR=2005] N5 W15 S10 E15 N5$ S5 W15 S53 E10 N2 E2 FOP=[YR=2005] S5 E7 N1 FGR=[YR=2005] E21 N21 W11 N2 W3 S2 W7 S21$ N4 W7$ E7 N17 E7 N2 E3 S2 E11 N39$.

## 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 | 706.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,194 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,194

| 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 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