LOT 198
IN OR 1990/56
TIMBER CREEK PLANTATION #1

SPROUL SANDRA
76203 LONGLEAF LOOP
YULEE, FL 32097

**2023**

**11-2N-26-2050-0198-0000**

## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

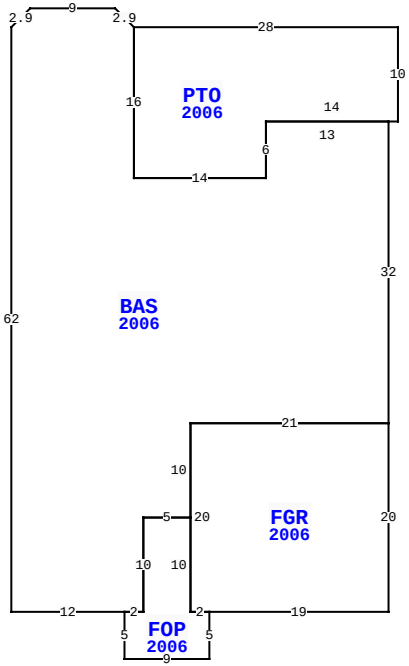
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,678 | 100 | 1,678 | 157,209 |
| FGR | 420 | 55 | 231 | 21,642 |
| FOP | 95 | 30 | 28 | 2,624 |
| PTO | 364 | 5 | 18 | 1,686 |
| TOTALS | 2,557 | | 1,955 | 183,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,955 | 111.6220 | 100.74 | 196,947 | 2006 | 2008 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1678 HX Base Yr




76141 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 | 183,161 |
| TOTAL MARKET OB/XF VALUE | 3,212 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 241,373 |
| SOH/AGL Deduction | 26,113 |
| ASSESSED VALUE | 215,260 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 215,260 |
| TOTAL JUST VALUE | 241,373 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 203,030 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008678 | REPAIR/RRF | 12,700 | 06/06/2022 |
| E16911 | ELEC OTHER | 1,500 | 03/01/2006 |
| M11155 | MECH OTHER | 0 | 03/01/2006 |
| P10614 | OTHER | 0 | 01/01/2006 |
| C16869 | CO ISSUED | 123,909 | 12/01/2005 |
| R08752 | REPAIR/RRF | 2,000 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1990/0056 | 7/06/2015 | WD | Q | I | 01 | 145,000 |
| GRANTOR: GAY EDDIE & ELLA SPIR | | | | | | |
| GRANTEE: SPROUL JOSEPH & SAN | | | | | | |
| 1417/0347 | 6/05/2006 | WD | Q | I | | 240,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: GAY EDDIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2006] W28 BAS=[YR=2006] L2 U2 W9 D2 L2 S62 E12 FOP=[YR=2006] S5 E9 N5 FGR=[YR=2006] E19 N20 W21 S20 E2$ W2 N10 W5 S10 W2$ E2 N10 E5 N10 E21 N32 W13 S6 W14 N16$ S16 E14 N6 E14 N10$.

## 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 | 0 | 0 | 0 | 702.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,212 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,212

| 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 | 0 | 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS