LOT 200
TIMBER CREEK PLANTATION #1
PB 6/394

WILSON CHARLES B JR & HOPE M
76163 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2050-0200-0000

BUILDING CHARACTERISTICS

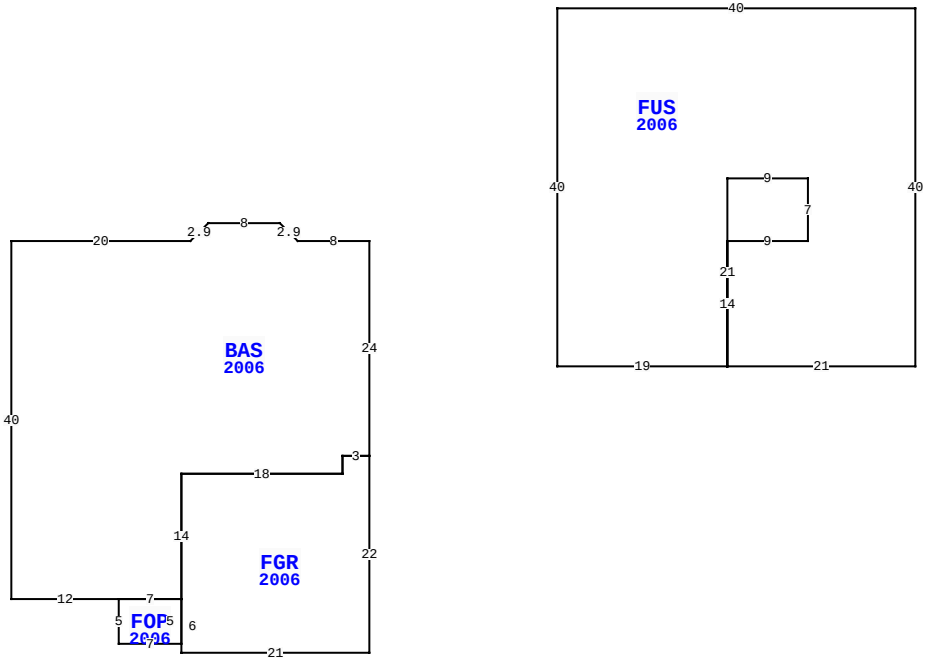
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,320	100	1,320	107,887
FGR	426	55	234	19,126
FOP	35	30	10	817
FUS	1,537	100	1,537	125,623
TOTALS	3,318		3,101	253,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,101	98.4400	88.84	275,493	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 2857 HX Base Yr



76163 DEERWOOD DR, YULEE

BLD DATE	02/05/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,454
TOTAL MARKET OB/XF VALUE	4,905
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	313,359
SOH/AGL Deduction	22,802
ASSESSED VALUE	290,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,557
TOTAL JUST VALUE	313,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16379	ELEC OTHER	1,500	12/01/2005
M10440	MECH OTHER	0	10/01/2005
P10196	OTHER	0	10/01/2005
C16061	CO ISSUED	199,245	09/01/2005
R08228	REPAIR/RRF	0	09/01/2005
B16061	NEW CONSTR	199,245	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1724	4/15/2021	WD	U	I	30	128,000
GRANTOR: WILSON CHARLES B & DA						
GRANTEE: WILSON CHARLES B JR						
1573/0614	6/24/2008	WD	U	I	05	186,400
GRANTOR: THE FEDERAL HOMES LOA						
GRANTEE: WILSON CHARLES B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 U2 L2 W8 D2 L2 W20 S40 E12
FOP=[YR=2006] S5 E7 N5 W7$ E7 FGR=[YR=2006] S6 E21 N22 W3 S2 W18 S14$ N14 E18 N2 E3 N24$ PTR=E40 FUS=[YR=2006] S14 E21 N40 W40 S40 E19 N21 E9 S7 W9$ W40$.

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	747.00	SF	5.20	5.20	100	2006	2006	3	88	3,418	
2	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	2006	2006	3	88	1,487	

LAND DESCRIPTION

TOTAL OB/XF 4,905

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 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS