LOT 203
TIMBER CREEK PLANTATION #1
PB 6/394

LUU BINH THI REV LIVING TRUST/LUU BINH THI TRUSTEE
19384 TITUS COURT
SARATOGA, CA 95070

2023

11-2N-26-2050-0203-0000

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

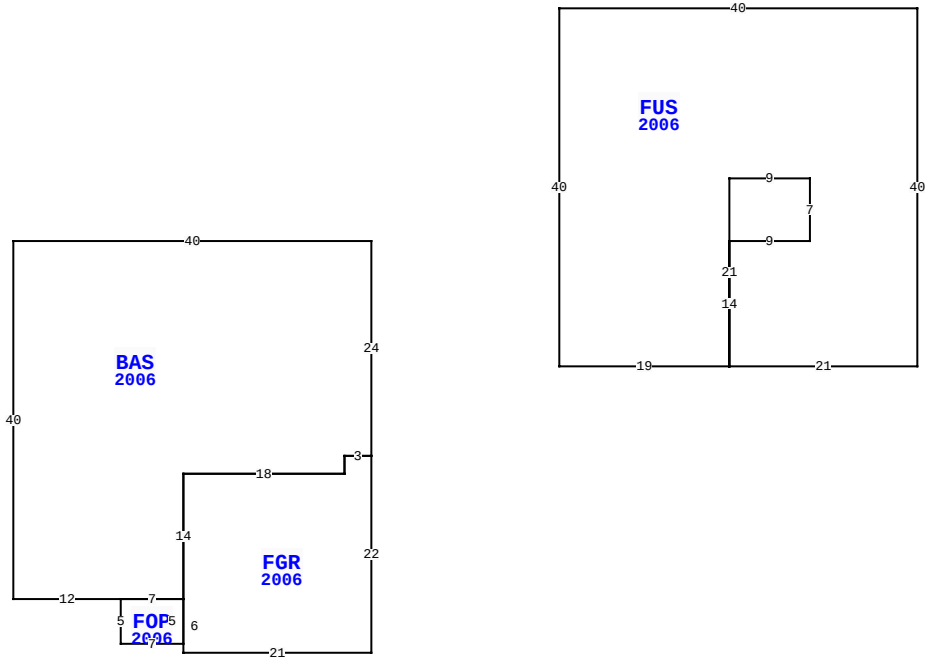
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	106,253
FGR	426	55	234	19,126
FOP	35	30	10	817
FUS	1,537	100	1,537	125,623
TOTALS	3,298		3,081	251,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,081	98.4400	88.84	273,716	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2837 HX Base Yr



76195 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	251,819
TOTAL MARKET OB/XF VALUE	3,481
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	310,300
SOH/AGL Deduction	0
ASSESSED VALUE	310,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,300
TOTAL JUST VALUE	310,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16036	CO ISSUED	184,866	01/01/2006
E16487	ELEC OTHER	1,500	01/01/2006
B16036	NEW CONSTR	184,866	01/01/2006
M10438	MECH OTHER	0	10/01/2005
P10193	OTHER	0	10/01/2005
R08208	REPAIR/RRF	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0704	6/03/2022	MS	U	I	11	100
GRANTOR: LUU BINH THI						
GRANTEE: LUU BINH THI REVOCA						
2575/0655	6/03/2022	QC	U	I	11	100
GRANTOR: TEOH HONGBEE						
GRANTEE: LUU BINH THI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 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	727.00	SF	5.20	5.20	100	2006	2006	3	88	3,327	
2	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	88	103	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2006	2006	3	88	51	

LAND DESCRIPTION

TOTAL OB/XF 3,481

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	000134	C	SFR POND	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