LOT 205
IN OR 1401/1383
TIMBER CREEK PLANTATION #1

PENAHERRERA CARLOS E & TERESA
76217 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2050-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

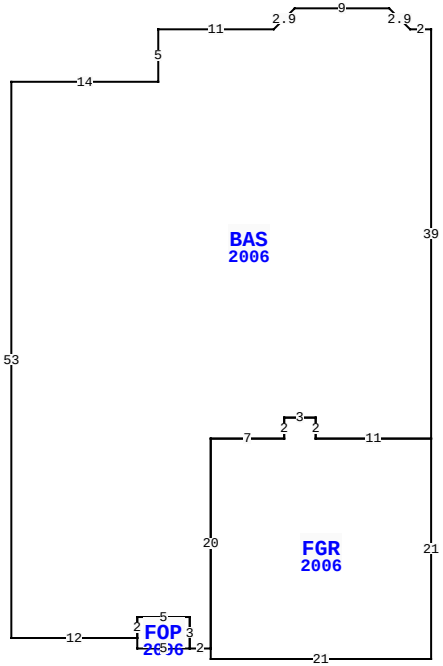
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,859	100	1,859	163,366
FGR	447	55	246	21,618
FOP	15	30	4	351
TOTALS	2,321		2,109	185,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	105.8400	95.52	201,452	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1859 HX Base Yr 2006



76217 DEERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,336
TOTAL MARKET OB/XF VALUE		3,745
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,081
SOH/AGL Deduction		101,808
ASSESSED VALUE		142,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,273
TOTAL JUST VALUE		244,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16546	ELEC OTHER	1,500	01/01/2006
M10435	MECH OTHER	0	10/01/2005
P10189	OTHER	0	10/01/2005
C16062	CO ISSUED	136,143	09/01/2005
R08229	REPAIR/RRF	0	09/01/2005
B16062	NEW CONSTR	136,143	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1383	4/05/2006	WD	Q	I		261,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PENAHERRERA CARLOS						
1341/1067	8/12/2005	WD	U	V	19	399,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 U2 L2 W9 D2 L2 W11 S5 W14 S53 E12
FOP=[YR=2006] S1 E5 N3 W5 S2$ N2 E5 S3 E2 FGR=[YR=2006] S1
E21 N21 W11 N2 W3 S2 W7 S20 $ N20 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	796.00	SF	5.20	5.20	100	2006	2006	3	88	3,642	
2	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	88	103	

LAND DESCRIPTION

TOTAL OB/XF 3,745

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	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