LOT 207
TIMBER CREEK PLANTATION #1
PB 6/394

MCKEEHAN KAYELEE
426 BRANTS CREEK CIRCLE
ST MARY'S, GA 31558

2023

11-2N-26-2050-0207-0000

BUILDING CHARACTERISTICS

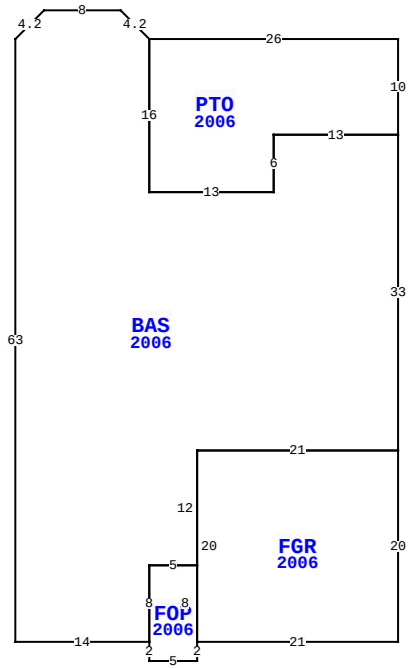
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,755	100	1,755	161,218
FGR	420	55	231	21,220
FOP	50	30	15	1,378
PTO	338	5	17	1,561
TOTALS	2,563		2,018	185,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	110.6420	99.85	201,497	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1755 HX Base Yr



76239 DEERWOOD DR, YULEE

BLD DATE		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	185,377
TOTAL MARKET OB/XF VALUE	4,287
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,664
SOH/AGL Deduction	27,283
ASSESSED VALUE	217,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,381
TOTAL JUST VALUE	244,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17016	ELEC OTHER	1,500	03/01/2006
M11227	MECH OTHER	0	03/01/2006
C17101	CO ISSUED	124,323	02/01/2006
R08900	REPAIR/RRF	2,000	02/01/2006
B17101	NEW CONSTR	124,323	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0226	4/16/2020	SW	U	I	18	184,900
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: MCKEEHAN KAYELEE						
2280/0584	6/04/2019	SW	U	I	12	100
GRANTOR: BANK OF AMERICA N.A.						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W26 BAS=[YR=2006] U3 L3 W8 D3 L3 S63 E14
FOP=[YR=2006] S2 E5 N2 FGR=[YR=2006] E21 N20 W21 S20$ N8 W5
S8$ N8 E5 N12 E21 N33 W13 S6 W13 N16 $ S16 E13 N6 E13 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	0812	CONCRETE C	0	0	0	0	1,218.00	SF	4.00	4.00	100	2006	2006	3	88	4,287	

LAND DESCRIPTION

TOTAL OB/XF 4,287

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 01/07/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS