

LOT 212
TIMBER CREEK PLANTATION #1
PB 6/394

HALL BRIAN
76297 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2050-0212-0000



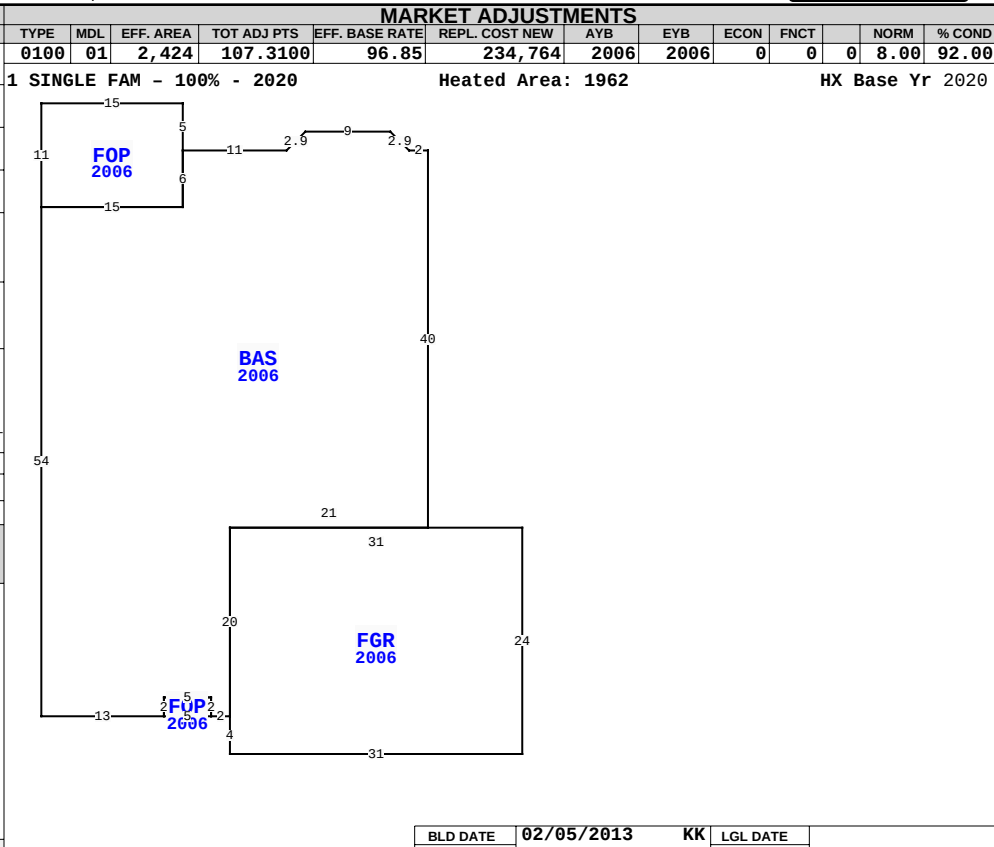
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,962	100	1,962	174,818
FGR	744	55	409	36,443
FOP	10	30	3	268
FOP	165	30	50	4,456
TOTALS	2,881		2,424	215,983

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0812	CONCRETE C	0 100	0	0	1,011.00	SF	4.00	4.00	100	2006	2006	3	88

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



76297 DEERWOOD DR, YULEE

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

TOTAL OB/XF														
3,559														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					215,983				
TOTAL MARKET OB/XF VALUE					3,559				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					274,542				
SOH/AGL Deduction					118,215				
ASSESSED VALUE					156,327				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					106,327				
TOTAL JUST VALUE					274,542				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					232,438				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16952	CO ISSUED	149,472	04/01/2006
E17193	ELEC OTHER	1,500	04/01/2006
M11411	MECH OTHER	0	04/01/2006
B16952	NEW CONSTR	149,472	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2276/1732	5/23/2019	WD	Q	I	01	237,200	
GRANTOR: GREEN SCOTT L & JERI							
GRANTEE: HALL BRIAN							
1434/1916	8/04/2006	WD	Q	I		292,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: GREEN SCOTT L & JER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W2 L2 U2 W9 D2 L2 W11 FOP=[YR=2006] N5 W15 S11 E15 N6\$ S6 W15 S54 E13 FOP=[YR=2006] E5 N2 W5 S2\$ N2 E5 S2 E2 FGR=[YR=2006] S4 E31 N24 W31 S20\$ N20 E21 N40\$.									