

LOT 2
TIMBER CREEK PLANTATION #2
PB 7/165

BERCICH AUGUST ANTHONY
76321 DEERWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0002-0000



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 80
Interior Floor	08	SHT VINYL 20
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	

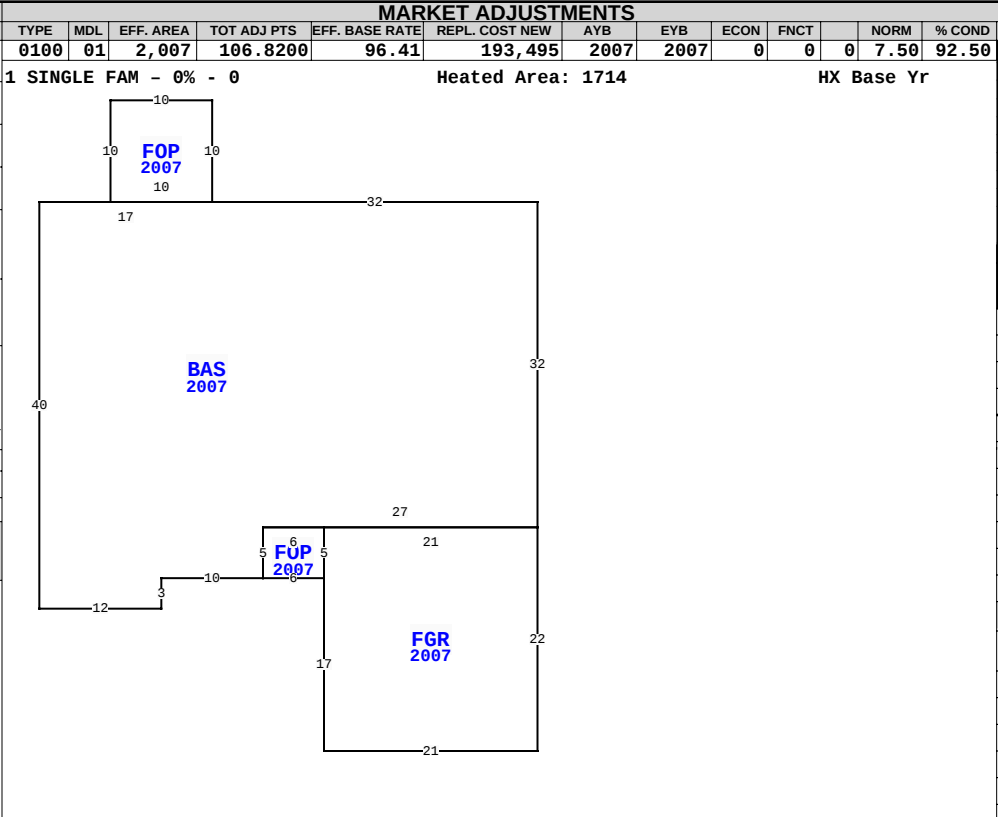
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	152,853
FGR	462	55	254	22,651
FOP	30	30	9	803
FOP	100	30	30	2,675

TOTALS	2,306		2,007	178,983
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE 01/30/2018 BY KBX



76321 DEERWOOD DR, YULEE	BLD DATE 01/28/2013	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	2007	2007	3	89	3,351	

TOTAL OB/XF														6,571		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
3		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					
Total = 0.00		Total = 0.00		Total = 1.00		Total = 1.00		Total = 1.00		Total = 55,000.00		Total = 55,000.00				

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										178,983	
TOTAL MARKET OB/XF VALUE										6,571	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										240,554	
SOH/AGL Deduction										18,451	
ASSESSED VALUE										222,103	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										222,103	
TOTAL JUST VALUE										240,554	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										201,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19159	ELEC OTHER	1,500	04/01/2007
M12879	MECH OTHER	0	04/01/2007
P12279	OTHER	0	04/01/2007
C19685	CO ISSUED	0	03/01/2007
R10235	REPAIR/RRF	2,000	03/01/2007
B19685	NEW CONSTR	150,810	03/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2461/0618	5/07/2021	WD	Q	I	01	260,000			
GRANTOR: ZUIDEMA TODD W									
GRANTEE: BERCICH AUGUST ANTH									
1516/0346	8/01/2007	WD	Q	I		205,900			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: ZUIDEMA TODD W									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W32 FOP=[YR=2007] N10 W10 S10 E10\$ W17 S40 E12 N3 E10 FOP=[YR=2007] E6 FGR=[YR=2007] S17 E21 N22 W21 S5\$ N5 W6 S5\$ N5 E27 N32\$.									