LOT 4
IN OR 1522/756
TIMBER CREEK PLANTATION #2

KIMBERLY CATHERINE & TRAVIS
76345 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0004-0000

BUILDING CHARACTERISTICS

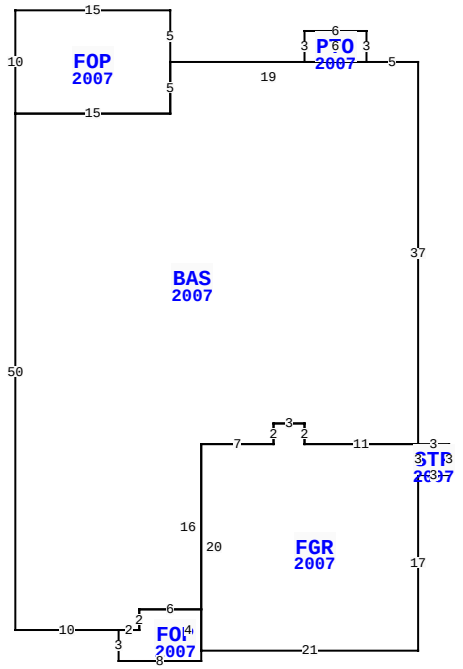
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,674	100	1,674	157,538
FGR	426	55	234	22,022
FOP	36	30	11	1,035
FOP	150	30	45	4,235
PTO	18	5	1	94
STP	9	10	1	94
TOTALS	2,313		1,966	185,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	110.6420	99.85	196,305	2007	2012	0	0	0	5.75	94.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1674 HX Base Yr 2008



76345 DEERWOOD DR, YULEE

BLD DATE	01/28/2013 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		185,017
TOTAL MARKET OB/XF VALUE		5,392
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,409
SOH/AGL Deduction		112,690
ASSESSED VALUE		132,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,719
TOTAL JUST VALUE		245,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003641	REPAIR/RRF	10,000	04/30/2020
E19288	ELEC OTHER	1,500	05/01/2007
M12949	MECH OTHER	0	05/01/2007
C19741	CO ISSUED	0	04/01/2007
B19741	NEW CONSTR	165,396	04/01/2007
P12301	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/0756	8/30/2007	WD	Q	I		219,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KIMBERLY CATHERINE						
1480/1624	2/23/2007	WD	U	V	19	139,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 PTO=[YR=2007] N3 W6 S3 E6 $ W19
FOP=[YR=2007] N5 W15 S10 E15 N5$ S5 W15 S50 E10
FOP=[YR=2007] S3 E8 N1 FGR=[YR=2007] E21 N17 STP=[YR=2007]
E3 N3 W3 S3$ N3 W11 N2 W3 S2 W7 S20$ N4 W6 S2 W2$ E2 N2 E6
N16 E7 N2 E3 S2 E11 N37$.

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	897.00	SF	5.20	5.20	100	2007	2007	3	89	4,151	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	50	1,200	
3	0851	PATIO STON	0	100	12	5	60.00	SF	0.75	0.75	100	2010	2010	3	92	41	

LAND DESCRIPTION

TOTAL OB/XF 5,392

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	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS