LOT 6
IN OR 1854/290
TIMBER CREEK PLANTATION #2

ANDERSON DELBERT LEE/ANDERSON RACHEL N PADGETT
76367 DEERWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0006-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

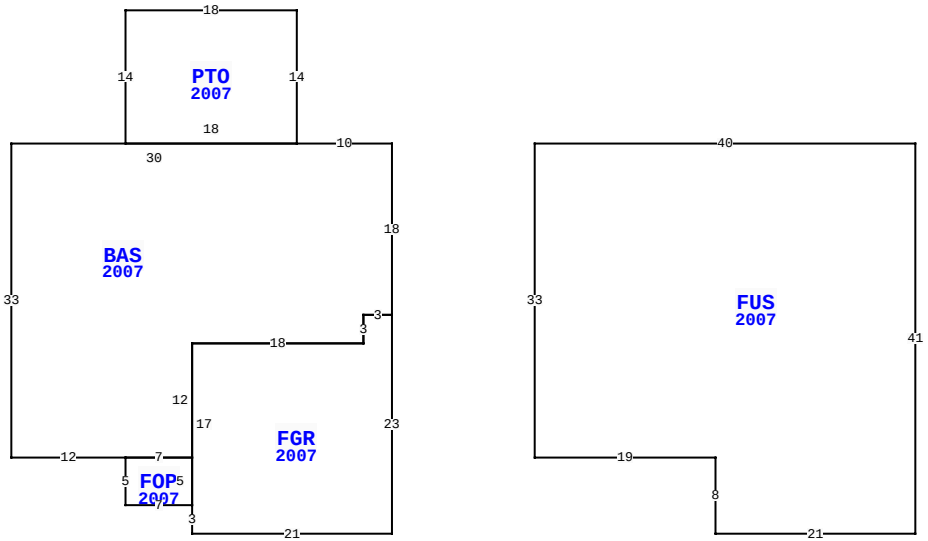
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1,059	95,535
FGR	429	55	236	21,290
FOP	35	30	10	903
FUS	1,488	100	1,488	134,235
PTO	252	5	13	1,172
TOTALS	3,263		2,806	253,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,806	105.2160	94.96	266,458	2007	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 2547 HX Base Yr 2014



76367 DEERWOOD DR, YULEE

BLD DATE	01/28/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,135
TOTAL MARKET OB/XF VALUE		2,971
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,106
SOH/AGL Deduction		126,622
ASSESSED VALUE		184,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,484
TOTAL JUST VALUE		311,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004994	REPAIR/RRF	13,119	06/10/2020
E19285	ELEC OTHER	1,500	05/01/2007
M12948	MECH OTHER	0	05/01/2007
C19740	CO ISSUED	0	04/01/2007
B19740	NEW CONSTR	194,964	04/01/2007
P12300	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1854/0290	4/19/2013	WD	Q	I	02	162,000
GRANTOR: MILSOM DENNIS J JR &						
GRANTEE: ANDERSON DELBERT LE						
1523/1936	9/07/2007	WD	Q	I		254,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MILSOM DENNIS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2007] N14 W18 S14 E18$ W30 S33 E12 FOP=[YR=2007] S5 E7 FGR=[YR=2007] S3 E21 N23 W3 S3 W18 S17$ N5 W7$ E7 N12 E18 N3 E3 N18$ PTR=E15 FUS=[YR=2007] E40 S41 W21 N8 W19 N33$W15$.

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	642.00	SF	5.20	5.20	100	2007	2007	3	89	2,971	

LAND DESCRIPTION

TOTAL OB/XF 2,971

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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS