LOT 15
TIMBER CREEK PLANTATION #2
PB 7/165

TRUST NO 76497DD/LAND TRUST SERVICE CORPORATION
PO BOX 186
LAKE WALES, FL 33859

2023

11-2N-26-2051-0015-0000

BUILDING CHARACTERISTICS

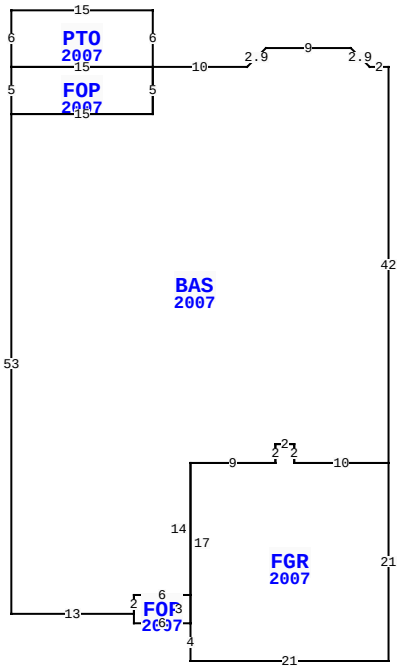
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,915	100	1,915	170,619
FGR	445	55	245	21,828
FOP	18	30	5	446
FOP	75	30	22	1,960
PTO	90	5	4	356
TOTALS	2,543		2,191	195,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	106.7220	96.32	211,037	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1915 HX Base Yr



76497 DEERWOOD DR, YULEE

BLD DATE	11/30/2007 DJ	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	195,209
TOTAL MARKET OB/XF VALUE	6,207
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,416
SOH/AGL Deduction	0
ASSESSED VALUE	256,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,416
TOTAL JUST VALUE	256,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19765	ELEC OTHER	1,500	08/01/2007
M13185	MECH OTHER	0	08/01/2007
P12536	OTHER	0	07/01/2007
C20153	CO ISSUED	0	06/01/2007
R10518	REPAIR/RRF	2,000	06/01/2007
B20153	NEW CONSTR	165,198	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1693	4/03/2023	WD	U	I	11	100
GRANTOR: ANGELI HENRY III & LE						
GRANTEE: TRUST NO 76497DD						
1533/1521	11/02/2007	WD	Q	I		215,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ANGELI HENRY III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W9 D2 L2 W10 PTO=[YR=2007] N6 W15 S6FOP=[YR=2007] S5 E15 N5 W15$ E15$ S5 W15 S53 E13 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S4 E21 N21 W10 N2 W2 S2 W9 S17$ N3 W6 S2$ N2 E6 N14 E9 N2 E2 S2 E10 N42$.

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	0	0	0	693.00	SF	5.20	5.20	100	2007	2007	3	89	3,207	
2	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	2010	2010	3	50	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,207

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS