

LOT 24
IN OR 1542/1856
TIMBER CREEK PLANTATION #2

NUNEZ-PACHECO CARLOS A & CAROLINA V
76434 DEERWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0024-0000



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 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	2,176	100	2,176	197,436
FGR	420	55	231	20,960
FOP	45	30	14	1,270
PTO	100	5	5	453
TOTALS	2,741		2,426	220,119

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	0811	CONCRETE B	0 100	0	0	730.00	SF	5.20	5.20	100	2007	2007	3	89

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		0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 01/30/2018 BY KBX

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,426	108.6820	98.09	237,966	2007	2007	0	0	0	7.50	92.50		
1 SINGLE FAM - 100% - 2008 Heated Area: 2176 HX Base Yr 2008														
76434 DEERWOOD DR, YULEE														

BLD DATE	12/21/2007	KW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF														
3,378														

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

NASSAU COUNTY PROPERTY														
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VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										220,119				
TOTAL MARKET OB/XF VALUE										3,378				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										278,497				
SOH/AGL Deduction										117,765				
ASSESSED VALUE										160,732				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										110,732				
TOTAL JUST VALUE										278,497				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										235,548				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20107	ELEC OTHER	1,500	10/01/2007
M13359	MECH OTHER	0	10/01/2007
C20522	CO ISSUED	0	09/01/2007
B20522	NEW CONSTR	180,708	09/01/2007
P12723	OTHER	0	09/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1542/1856	12/27/2007	WD	Q	I		234,700			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: NUNEZ- PACHECO CARLO									
1519/1301	8/16/2007	WD	U	V	19	143,100			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2007] W9 U2 L2 W8 D2 L2 W2 PTO=[YR=2007] N10 W10 S10 E10\$ W26 S44 E10 FOP=[YR=2007] S5 E9 N5 W9\$ E18 FGR=[YR=2007] S20 E21 N20 W21\$ E21 N44\$.														