LOT 94
IN OR 2242/47
TIMBER CREEK PLANTATION #2

JOHONNOT FAMILY REV LVG TRUST/JOHONNOT RALPH JR TR
76362 DEERWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

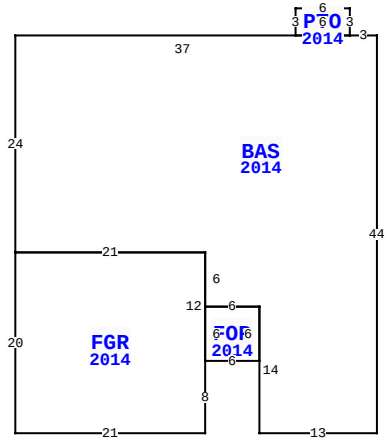
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

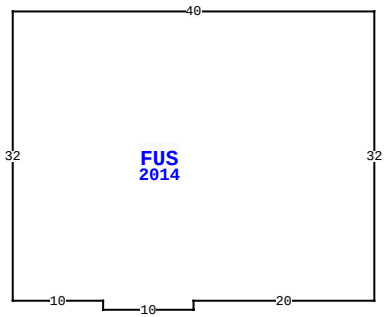
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	113,872
FGR	420	55	231	20,943
FOP	36	30	11	997
FUS	1,290	100	1,290	116,955
PTO	18	5	1	90
TOTALS	3,020		2,789	252,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,789	104.6400	94.44	263,393	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 2546 HX Base Yr





76362 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,857
TOTAL MARKET OB/XF VALUE	4,168
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	312,025
SOH/AGL Deduction	40,491
ASSESSED VALUE	271,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,534
TOTAL JUST VALUE	312,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428776	CO ISSUED	0	08/28/2014
B1428776	NEW CONSTR	284,873	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0047	12/05/2018	WD	Q	I	02	265,000
GRANTOR: LANE PHILLIP R						
GRANTEE: JOHONNOT FAMILY REV						
2135/1711	7/21/2017	WD	Q	I	01	244,000
GRANTOR: FRANCIS MATTHEW D & E						
GRANTEE: LANE PHILLIP R						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	675.00	SF	6.50	6.50	100	2014	2014	3	95	4,168	

BUILDING DIMENSIONS

BAS=[YR=2014] W3 PTO=[YR=2014] N3 W6 S3 E6 $ W37 S24
FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E6 N6 W6 S6$ N12 W21$
E21 S6 E6 S14 E13 N44$ PTR=E20 FUS=[YR=2014] E40 S32 W20 S1
W10 N1 W10 N32$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,168

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	000134	C	SFR POND	0			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