

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
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	08	SHT VINYL	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	1,005	100	1,005	90,579
FGR	483	55	266	23,974
FOP	35	30	10	901
FOP	100	30	30	2,704
FUS	1,488	100	1,488	134,110
PTO	110	5	6	541
TOTALS	3,221		2,805	252,807

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,805	103.6800	98.50	276,292	2005	2006	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 0 Heated Area: 2493 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			252,807
TOTAL MARKET OB/XF VALUE			2,902
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			310,709
SOH/AGL Deduction			15,279
ASSESSED VALUE			295,430
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			295,430
TOTAL JUST VALUE			310,709
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			299,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2211316	REPAIR/RRF	11,888	12/01/2022
M10371	MECH OTHER	0	09/01/2005
E15501	ELEC OTHER	1,500	08/01/2005
P09696	OTHER	0	07/01/2005
C0515371	CO ISSUED	177,857	06/01/2005
R0507739	REPAIR/RRF	2,000	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2219/0274	8/13/2018	WD Q	Q	I	01	242,500
GRANTOR: SCHEIB TIMOTHY W & EM						
GRANTEE: GONZALEZ ALEXIS M &						
1396/1659	3/17/2006	WD Q	Q	I		268,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SCHEIB TIMOTHY W &						

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	649.00	SF	5.20	5.20	100	2005	2005	3	86	2,902	

76056 DEERWOOD DR, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W9 PTO=[YR=2005] N10 W11 FOP=[YR=2005] W10 S10 E10 N10\$ S10 E11\$ W31 S16 FGR=[YR=2005] S25 E21 N3 FOP=[YR=2005] E7 N5 W7 S5\$ N18 W2 N2 W17 N2 W2\$ E2 S2 E17 S2 E2 S13 E19 N33\$ PTR=E15 FUS=[YR=2005] E40 S33 W19 S8 W21 N41\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF													2,902									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							