LOT 178
IN OR 2216/1636
TIMBER CREEK PLANTATION #1

YOUNG MARY KAY
76122 DEERWOOD DR
YULEE, FL 32097

**2024**

**11-2N-26-2050-0178-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

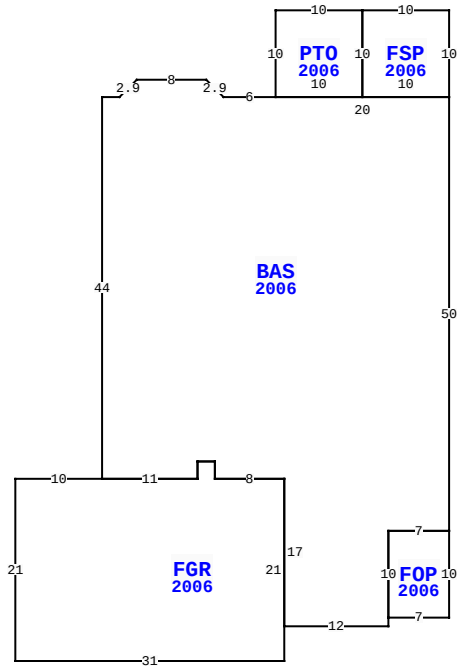
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,022 | 100 | 2,022 | 191,026 |
| FGR | 655 | 55 | 360 | 34,011 |
| FOP | 70 | 30 | 21 | 1,984 |
| FSP | 100 | 40 | 40 | 3,779 |
| PTO | 100 | 5 | 5 | 472 |
| TOTALS | 2,947 | | 2,448 | 231,272 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,448 | 108.6820 | 103.25 | 252,756 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2022 HX Base Yr 2021




76122 DEERWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 02/05/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 231,272 |
| TOTAL MARKET OB/XF VALUE | | 7,319 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 293,591 |
| SOH/AGL Deduction | | 63,679 |
| ASSESSED VALUE | | 229,912 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 174,912 |
| TOTAL JUST VALUE | | 293,591 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,557 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B17488 | ADDITION | 1,800 | 08/24/2006 |
| B16251 | NEW CONSTR | 154,529 | 08/24/2006 |
| C16251 | CO ISSUED | 154,529 | 01/01/2006 |
| M10927 | MECH OTHER | 0 | 01/01/2006 |
| E16542 | ELEC OTHER | 1,500 | 01/01/2006 |
| P10419 | OTHER | 0 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2216/1636 | 8/03/2018 | WD | Q | I | 01 | 229,000 |
| GRANTOR: GODEK ANDREW J & CHER | | | | | | |
| GRANTEE: YOUNG ERIC M & MARY | | | | | | |
| 1436/1048 | 8/11/2006 | WD | Q | I | | 247,700 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: GODEK ANDREW J & CH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2006] W10 PTO=[YR=2006] W10 S10 BAS=[YR=2006] W6 L2 U2 W8 D2 L2 W2 S44 FGR=[YR=2006] W10 S21 E31 N21 W8 N2 W2 S2 W11$ E11 N2 E2 S2 E8 S17 E12 N1 FOP=[YR=2006] E7 N10 W7 S10$ N10 E7 N50 W20$ E10 N10$ S10 E10 N10$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,045.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 3,637 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 708.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 52 | 3,682 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,319

| 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 | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS