LOT 182
TIMBER CREEK PLANTATION #1
PB 6/394

CONKLIN WALTER M & SARAH C
76248 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2050-0182-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

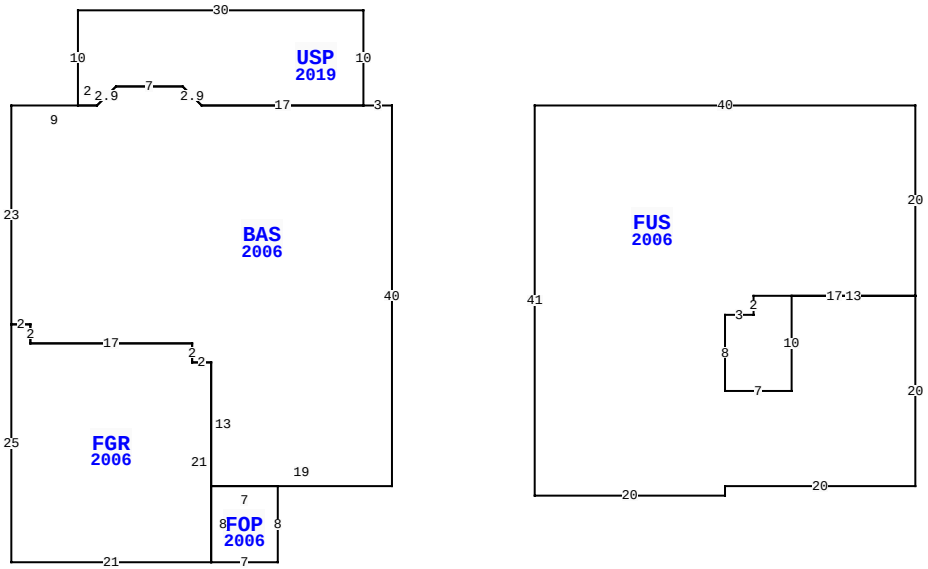
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	115,565
FGR	483	55	266	23,591
FOP	56	30	17	1,508
FUS	1,556	100	1,556	138,003
USP	282	30	85	7,539
TOTALS	3,680		3,227	286,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	102.0280	96.93	312,793	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2859 HX Base Yr 2022



76248 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		286,206
TOTAL MARKET OB/XF VALUE		2,895
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,101
SOH/AGL Deduction		47,222
ASSESSED VALUE		296,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,879
TOTAL JUST VALUE		344,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005222	ADDITION	6,931	07/01/2018
E17231	ELEC OTHER	1,500	05/01/2006
M11419	MECH OTHER	0	04/01/2006
P10909	OTHER	0	03/01/2006
C17106	CO ISSUED	199,245	02/01/2006
R08905	REPAIR/RRF	2,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1040	8/13/2021	WD	Q	I	01	335,000
GRANTOR: DEVOE DAVID SCOTT & C						
GRANTEE: CONKLIN WALTER M &						
1917/1707	5/16/2014	WD	Q	I	01	200,000
GRANTOR: WOLFE MICHAEL C & DEE						
GRANTEE: DEVOE DAVID SCOTT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 USP=[YR=2019] N10 W30 S10 E2 R2 U2 E7 D2 R2 E17$ W17 L2 U2 W7 D2 L2 W9 S23 FGR=[YR=2006] S25 E21 FOP=[YR=2006] E7 N8 W7 S8$ N21 W2 N2 W17 N2 W2$ E2 S2 E17S2 E2 S13 E19 N40$ PTR= E15 FUS=[YR=2006] E40 S20 W17 S2 W3 S8 E7 N10 E13 S20 W20 S1 W20 N41$W15$.

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	100	0	0	640.00	SF	5.20	5.20	100	2006	2006	3	87	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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	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 03/29/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS