LOT 191
TIMBER CREEK PLANTATION #1
PB 6/394

STRAUDER BRIAN L & TABATHA L
76059 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2050-0191-0000

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 80
Interior Floo	08	SHT VINYL 20
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

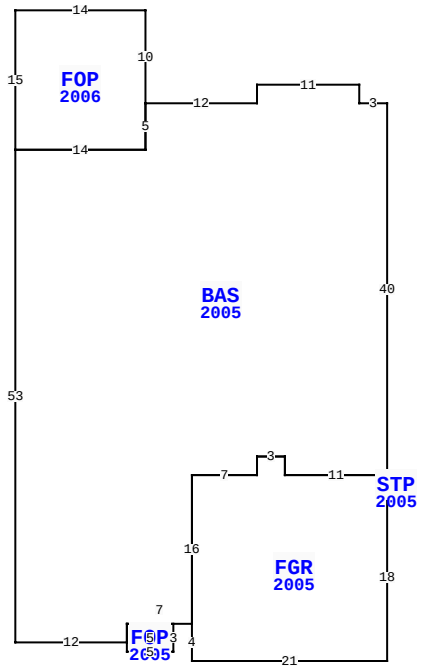
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	171,472
FGR	426	55	234	21,411
FOP	15	30	4	366
FOP	210	30	63	5,765
STP	4	10	0	0
TOTALS	2,529		2,175	199,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	105.8400	100.55	218,696	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1874 HX Base Yr 2006



76059 DEERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,013
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,193
SOH/AGL Deduction		104,992
ASSESSED VALUE		152,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,201
TOTAL JUST VALUE		257,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011387	REPAIR/RRF	13,356	08/27/2021
M09965	MECH OTHER	0	07/01/2005
E0514984	ELEC OTHER	1,500	05/01/2005
R0507583	REPAIR/RRF	2,000	05/01/2005
B0515159	NEW CONSTR	136,143	05/01/2005
P0509473	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0269	7/22/2021	QC	U	I	11	100
GRANTOR: STRAUDER BRIAN L & TA						
GRANTEE: STRAUDER BRIAN L &						
1356/1546	10/07/2005	WD	Q	I		217,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STRAUDER BRIAN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W11 S2 W12 FOP=[YR=2006] N10 W14 S15 E14 N5$ S5 W14 S53 E12 FOP=[YR=2005] S1 E5 N3 W5 S2$ N2 E7 FGR=[YR=2005] S4 E21 N18 STP=[YR=2005] E2 N2 W2 S2$ N2 W11 N2 W3 S2 W7 S16$ N16 E7 N2 E3 S2 E11 N40$.

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	711.00	SF	5.20	5.20	100	2005	2005	3	86	3,180	

LAND DESCRIPTION

TOTAL OB/XF 3,180

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS