

LOT 195
IN OR 1404/848
TIMBER CREEK PLANTATION #1

ROHRBAUGH IRMA
76107 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2050-0195-0000



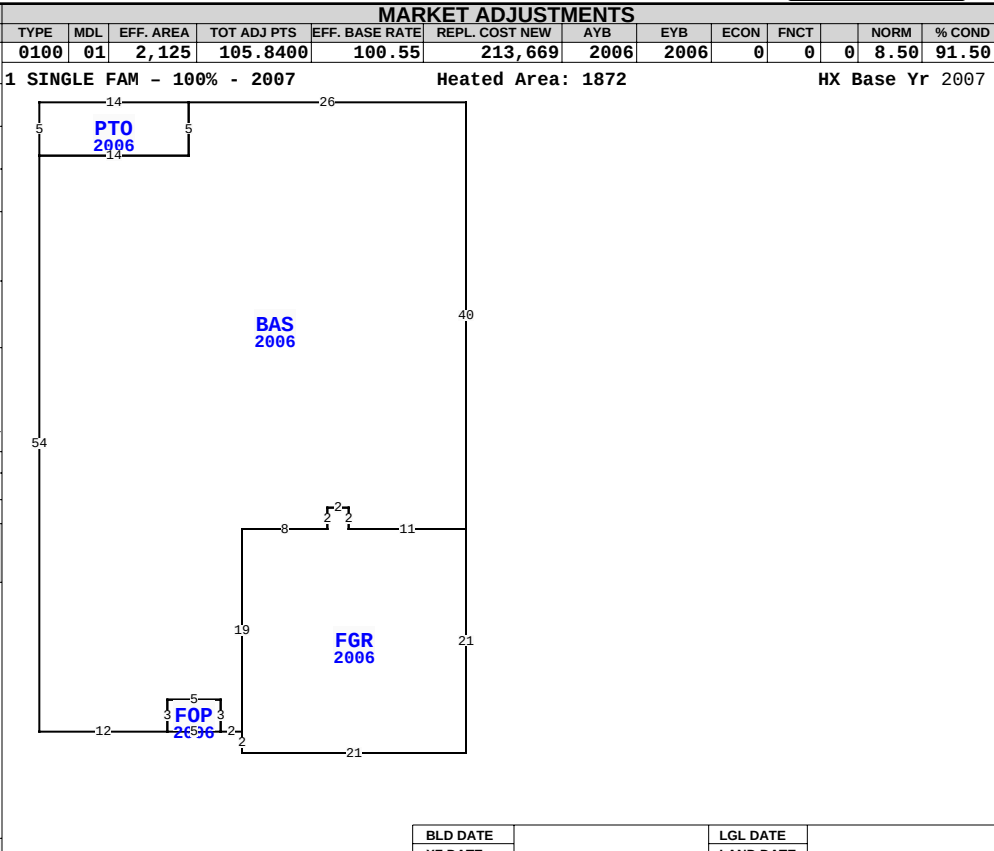
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,872	100	1,872	172,230
FGR	445	55	245	22,541
FOP	15	30	4	368
PTO	70	5	4	368
TOTALS	2,402		2,125	195,507

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
1	0811	CONCRETE B	0	100	0	0	649.00	SF	5.20	5.20	100	2006	2006

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00



76107 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					195,507				
TOTAL MARKET OB/XF VALUE					2,936				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					253,443				
SOH/AGL Deduction					103,457				
ASSESSED VALUE					149,986				
TOTAL EXEMPTION VALUE					105,000				
BASE TAXABLE VALUE					44,986				
TOTAL JUST VALUE					253,443				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					244,712				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15762	NEW CONSTR	136,143	02/10/2006
E16042	ELEC OTHER	1,500	10/01/2005
M10432	MECH OTHER	0	10/01/2005
P09956	OTHER	0	08/01/2005
R08025	REPAIR/RRF	2,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1404/0848	4/17/2006	WD	Q	I		215,800	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: ROHRBAUGH NEAL L SR							
1310/0790	4/18/2005	WD	U	V	19	116,300	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2006] W26 PTO=[YR=2006] W14 S5 E14 N5\$ S5 W14 S54 E12 FOP=[YR=2006] E5 N3 W5 S3\$ N3 E5 S3 E2 FGR=[YR=2006] S2 E21 N21 W11 N2 W2 S2 W8 S19 \$ N19 E8 N2 E2 S2 E11 N40\$.													