

LOT 196
IN OR 1986/1179
TIMBER CREEK PLANTATION #1

SHUCK JESSE C & JESSICA L
76117 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2050-0196-0000



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		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	1,279	100	1,279	109,445
FGR	447	55	246	21,050
FOP	42	30	13	1,113
FUS	1,537	100	1,537	131,522
TOTALS	3,305		3,075	263,130

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	
2	0510	GARAGE WD-	0	100	0	0	256.00	SF	35.00	35.00	

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,075 98.4400 93.52 287,574 2006 2006 0 0 0 8.50 91.50

1 SINGLE FAM - 100% - 2016 Heated Area: 2816 HX Base Yr 2016

40

40

7

9

7

23

14

19

21

FUS 2006

40

23

18

15

21

7

12

21

FGR 2006

FOP 2006

76117 DEERWOOD DR, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						263,130
TOTAL MARKET OB/XF VALUE						9,615
TOTAL LAND VALUE - MARKET						55,000
TOTAL MARKET VALUE						327,745
SOH/AGL Deduction						113,893
ASSESSED VALUE						213,852
TOTAL EXEMPTION VALUE			HX HB VX			55,000
BASE TAXABLE VALUE						158,852
TOTAL JUST VALUE						327,745
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						316,246