LOT 198
TIMBER CREEK PLANTATION #1
PB 6/394

SPROUL SANDRA
76203 LONGLEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0198-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

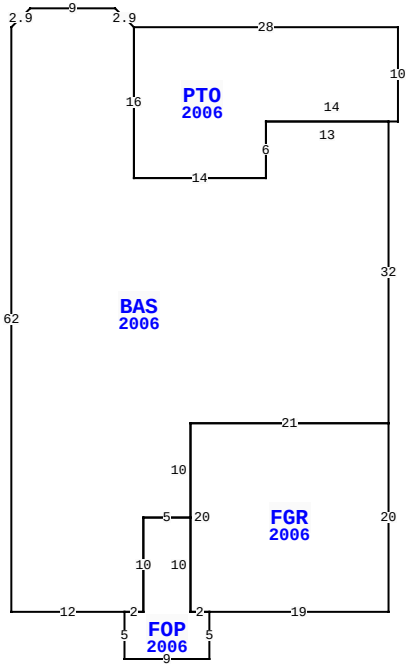
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,678	100	1,678	164,590
FGR	420	55	231	22,658
FOP	95	30	28	2,746
PTO	364	5	18	1,766
TOTALS	2,557		1,955	191,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	111.6220	106.04	207,308	2006	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1678 HX Base Yr



76141 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	191,760
TOTAL MARKET OB/XF VALUE	3,176
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	249,936
SOH/AGL Deduction	13,150
ASSESSED VALUE	236,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,786
TOTAL JUST VALUE	249,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008678	REPAIR/RRF	12,700	06/06/2022
E16911	ELEC OTHER	1,500	03/01/2006
M11155	MECH OTHER	0	03/01/2006
P10614	OTHER	0	01/01/2006
C16869	CO ISSUED	123,909	12/01/2005
R08752	REPAIR/RRF	2,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1470	11/13/2023	QC	U	I	11	100
GRANTOR: SPROUL JOSEPH & SANDR						
GRANTEE: SPROUL SANDRA						
1990/0056	7/06/2015	WD	Q	I	01	145,000
GRANTOR: GAY EDDIE & ELLA SPIR						
GRANTEE: SPROUL JOSEPH & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W28 BAS=[YR=2006] L2 U2 W9 D2 L2 S62 E12 FOP=[YR=2006] S5 E9 N5 FGR=[YR=2006] E19 N20 W21 S20 E2$ W2 N10 W5 S10 W2$ E2 N10 E5 N10 E21 N32 W13 S6 W14 N16$ S16 E14 N6 E14 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	0811	CONCRETE B	0	0	0	0	702.00	SF	5.20	5.20	100	2006	2006	3	87	3,176	

LAND DESCRIPTION

TOTAL OB/XF 3,176

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	0	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS