

THOMAS DARREN & TRACY
76287 DEERWOOD DRIVE
YULEE, FL 32097

11-2N-26-2050-0211-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 2,280 108.6820 103.25 235,410 2006 2006 0 0 8.50 91.50										VALUATION BY									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2007 Heated Area: 2019 HX Base Yr 2007										Tax Group: 4 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 215,400									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 3,780									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 274,180									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 116,918									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 157,262									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 107,262									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 274,180									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 264,576									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				22002736 REPAIR/RRF 20,581 02/17/2022									
MAP NUM MKT AREA 05																				E16943 ELEC OTHER 1,500 03/01/2006									
NEIGHBORHOOD/LOC 5005.00																				M11154 MECH OTHER 0 03/01/2006									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				C17027 CO ISSUED 147,731 01/01/2006									
BAS 2,019 100 2,019 190,743																				R08852 REPAIR/RRF 2,000 01/01/2006									
FGR 436 55 240 22,674																				B17027 NEW CONSTR 147,731 01/01/2006									
FOP 70 30 21 1,984																													
TOTALS 2,525 2,280 215,400																													
EXTRA FEATURES										76287 DEERWOOD DR, YULEE										SALES DATA									
																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
																				1423/1797 6/28/2006 WD Q I 19 242,000									
																				GRANTOR: KB HOME JACKSONVILLE									
																				GRANTEE: THOMAS DARREN & TRA									
																				1374/1226 12/16/2005 WD U V 19 155,000									
																				GRANTOR: TIMBER CREEK LLC									
																				GRANTEE: KB HOME JACKSONVILL									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				BAS=[YR=2006] W2 U2 L2 W8 D2 L2 W26 S50 FOP=[YR=2006] S10 E7 N10 W7 \$ E7 S10 E12 FGR=[YR=2006] S5 E21 N24 W4 S4 W17 S15 \$ N15 E17 N4 E4 N41 \$.									
LAND DESCRIPTION										TOTAL OB/XF 3,780																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 08/06/2024 BY SYS									