LOT 2
TIMBER CREEK PLANTATION #2
PB 7/165

BERCICH AUGUST ANTHONY
76321 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0002-0000

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

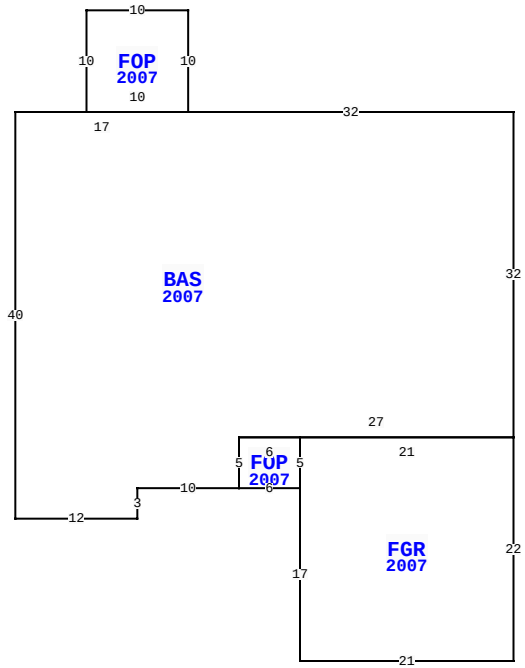
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	160,022
FGR	462	55	254	23,714
FOP	30	30	9	840
FOP	100	30	30	2,800
TOTALS	2,306		2,007	187,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,007	106.8200	101.48	203,670	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1714 HX Base Yr



76321 DEERWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,376
TOTAL MARKET OB/XF VALUE	6,498
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,874
SOH/AGL Deduction	4,561
ASSESSED VALUE	244,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,313
TOTAL JUST VALUE	248,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19159	ELEC OTHER	1,500	04/01/2007
M12879	MECH OTHER	0	04/01/2007
P12279	OTHER	0	04/01/2007
C19685	CO ISSUED	0	03/01/2007
R10235	REPAIR/RRF	2,000	03/01/2007
B19685	NEW CONSTR	150,810	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0618	5/07/2021	WD	Q	I	01	260,000
GRANTOR: ZUIDEMA TODD W						
GRANTEE: BERCICH AUGUST ANTH						
1516/0346	8/01/2007	WD	Q	I		205,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ZUIDEMA TODD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 FOP=[YR=2007] N10 W10 S10 E10$ W17 S40 E12 N3 E10 FOP=[YR=2007] E6 FGR=[YR=2007] S17 E21 N22 W21 S5$ N5 W6 S5$ N5 E27 N32$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	2007	2007	3	88	3,313	

LAND DESCRIPTION

TOTAL OB/XF 6,498

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 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