LOT 8
IN OR 2181/1434
TIMBER CREEK PLANTATION #2

BAKER SIDNEY & DECARROLL D
76391 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

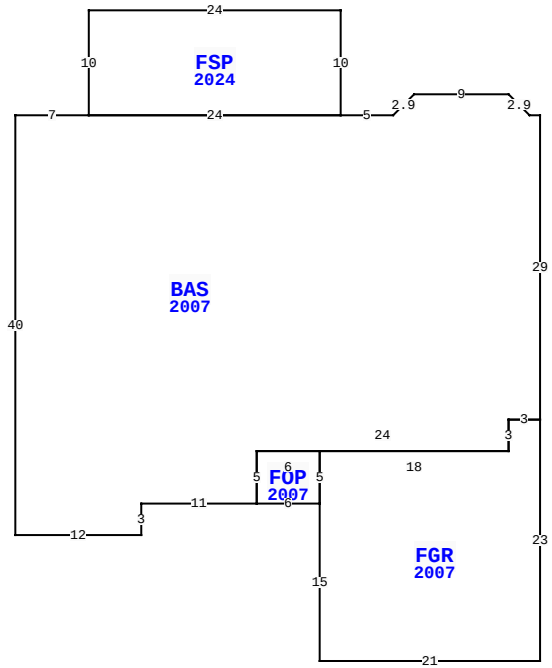
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,764	100	1,764	164,690
FGR	429	55	236	22,033
FOP	30	30	9	840
FSP	240	40	96	8,963
TOTALS	2,463		2,105	196,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	106.8200	101.48	213,615	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1764 HX Base Yr 2020



76391 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		196,526
TOTAL MARKET OB/XF VALUE		3,116
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		254,642
SOH/AGL Deduction		68,711
ASSESSED VALUE		185,931
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,931
TOTAL JUST VALUE		254,642
NCON VALUE		2,241
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19350	ELEC OTHER	1,500	06/01/2007
M12980	MECH OTHER	0	06/01/2007
M12980	MECH OTHER	0	06/01/2007
C19855	CO ISSUED	0	05/01/2007
B19855	NEW CONSTR	159,852	05/01/2007
P12352	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2181/1434	2/27/2018	WD	Q	I	01	190,500
GRANTOR: FIALLOS EUGENIO M & M						
GRANTEE: BAKER SIDNEY & DECA						
1523/1750	9/07/2007	WD	Q	I		217,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FIALLOS EUGENIO M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W1 U2L2 W9 D2L2 W5 W24 W7 S40 E12 N3 E11 N5 E24 N3 E3 N29 $
FGR=[YR=2007;ORIG=-21,37] S15 E21 N23 W3 S3 W18 S5 $
FSP=[YR=2024;ORIG=-19,0] N10 W24 S10 E24 $
FOP=[YR=2007;ORIG=-27,37] E6 N5 W6 S5 $
.

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	100	0	0	681.00	SF	5.20	5.20	100	2007	2007	3	88	3,116	

LAND DESCRIPTION

TOTAL OB/XF 3,116

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	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 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