LOT 12
IN OR 1529/1681
TIMBER CREEK PLANTATION #2

HAMPTON KEVIN P & ROBIN C
76453 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0012-0000

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		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

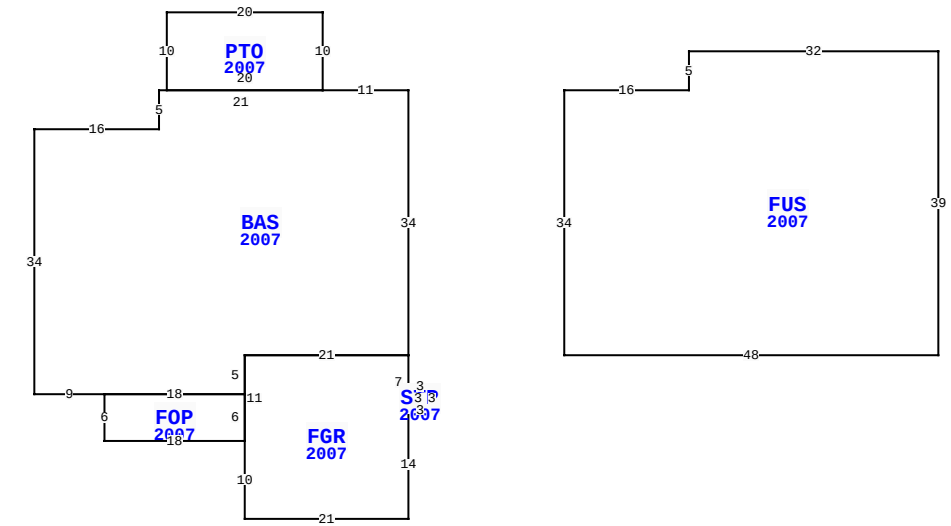
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1,687	143,316
FGR	441	55	243	20,644
FOP	108	30	32	2,719
FUS	1,792	100	1,792	152,235
PTO	200	5	10	849
STP	9	10	1	85
TOTALS	4,237		3,765	319,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,765	97.2000	92.34	347,660	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 3479 HX Base Yr 2008



76453 DEERWOOD DR, YULEE

BLD DATE	11/01/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,847
TOTAL MARKET OB/XF VALUE		3,830
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		378,677
SOH/AGL Deduction		161,451
ASSESSED VALUE		217,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,226
TOTAL JUST VALUE		378,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19349	ELEC OTHER	1,500	06/01/2007
M12977	MECH OTHER	0	06/01/2007
M12977	MECH OTHER	0	06/01/2007
C19739	CO ISSUED	273,570	04/01/2007
B19739	NEW CONSTR	273,570	04/01/2007
P12322	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1681	10/10/2007	WD	Q	I		265,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HAMPTON KEVIN P & R						
1484/1822	3/13/2007	WD	U	V	19	139,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 PTO=[YR=2007] N10 W20 S10 E20$ W21 S5 W16 S34 E9 FOP=[YR=2007] S6 E18 FGR=[YR=2007] S10 E21 N14 STP=[YR=2007] E3 N3 W3 S3$ N7 W21 S11$ N6 W18$ E18 N5 E21 N34$ PTR=E20 FUS=[YR=2007] E16 N5 E32 S39 W48 N34$ W20$.

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	837.00	SF	5.20	5.20	100	2007	2007	3	88	3,830	

LAND DESCRIPTION

TOTAL OB/XF 3,830

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 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