

LOT 17
TIMBER CREEK PLANTATION #2
PB 7/165

CREWS PATRICIA C
76500 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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	2,199	100	2,199	203,849
FGR	426	55	234	21,692
FOP	45	30	14	1,298
PTO	100	5	5	464
TOTALS	2,770		2,452	227,303

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	925.00	SF	5.20	5.20	100	2008
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	102.7200	97.58	239,266	2008	2013	0	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2199 HX Base Yr 2021												

76500 DEERWOOD DR, YULEE												
BLD DATE				08/28/2009				KK		LGL DATE		
XF DATE										LAND DATE		
INC DATE										AG DATE		

TOTAL OB/XF												
4,871												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												227,303
TOTAL MARKET OB/XF VALUE												4,871
TOTAL LAND VALUE - MARKET												55,000
TOTAL MARKET VALUE												287,174
SOH/AGL Deduction												109,110
ASSESSED VALUE												178,064
TOTAL EXEMPTION VALUE												55,000
BASE TAXABLE VALUE												123,064
TOTAL JUST VALUE												287,174
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												276,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009595	REPAIR/RRF	26,300	10/12/2020
C21290	CO ISSUED	0	04/01/2008
P13154	OTHER	0	04/01/2008
R11176	REPAIR/RRF	2,000	04/01/2008
B21290	NEW CONSTR	180,708	04/01/2008
E20104	ELEC OTHER	1,500	10/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2368/0026	6/09/2020	WD	Q	I	01	240,000			
GRANTOR: SCHOTT MARCUS J & BRI									
GRANTEE: CREWS PATRICIA C									
1585/1151	9/17/2008	WD	Q	I		196,000			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: SCHOTT MARCUS J & B									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2008] W16 PTO=[YR=2008] N10 W10 S10 E10\$ W33 S45												
FGR=[YR=2008] S20 E21 N22 W3 S2 W18\$ E18 N2 E3 S2 E9												
FOP=[YR=2008] S5 E9 N5 W9\$ E19 N45\$.												