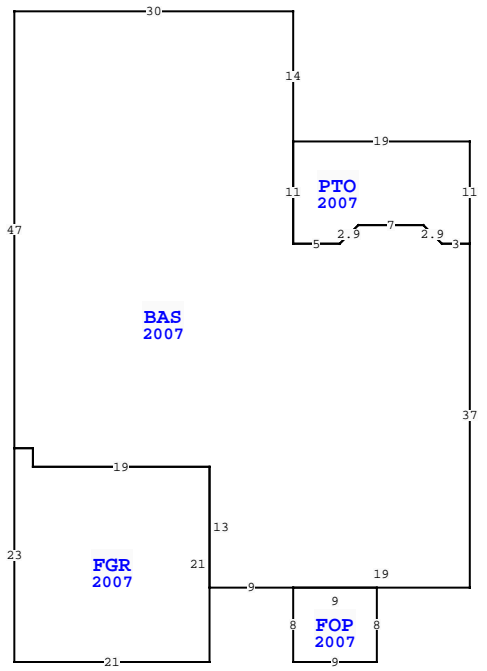


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,304	100	2,304
FGR	445	55	245
FOP	72	30	22
PTO	191	5	10
TOTALS	3,012		2,581

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018	96.67	249,505	2007	2010	0	0	6.50	93.50
Heated Area: 2304											
HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			233,287
TOTAL MARKET OB/XF VALUE			3,089
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			291,376
SOH/AGL Deduction			92,699
ASSESSED VALUE			198,677
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			148,677
TOTAL JUST VALUE			291,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005101	REPAIR/RRF	24,021	04/04/2022
E20103	ELEC OTHER	1,500	10/01/2007
M13362	MECH OTHER	0	10/01/2007
P12761	OTHER	0	10/01/2007
C20549	CO ISSUED	0	09/01/2007
B20549	NEW CONSTR	202,158	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0958	6/29/2017	WD Q	Q	I	01	230,000
GRANTOR: PEACOCK WILLIAM & TAR						
GRANTEE: WOODY RYAN M & KATH						
1547/1515	1/24/2008	WD Q	Q	I		240,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PEACOCK WILLIAM & T						

EXTRA FEATURES																
L N	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	675.00	SF	5.20	5.20	100	2007	2007	3	88	3,089	

TOTAL OB/XF										3,089											
76474 DEERWOOD DR, YULEE										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2007] W19 BAS=[YR=2007] N14 W30 S47 FGR=[YR=2007] S23 E21 N21 W19 N2W2\$ E2S2 E19 S13 E9 FOP=[YR=2007] S8 E9 N8 W9\$ E19 N37 W3 U2 L2 W7 D2 L2 W5 N11\$ S11 E5 U2 R2 E7 D2 R2 E3 N11\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,089						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									