

LOT 23
IN OR 1947/881
TIMBER CREEK PLANTATION #2

ADAMS MARK S & TAMMY D/
76444 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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		

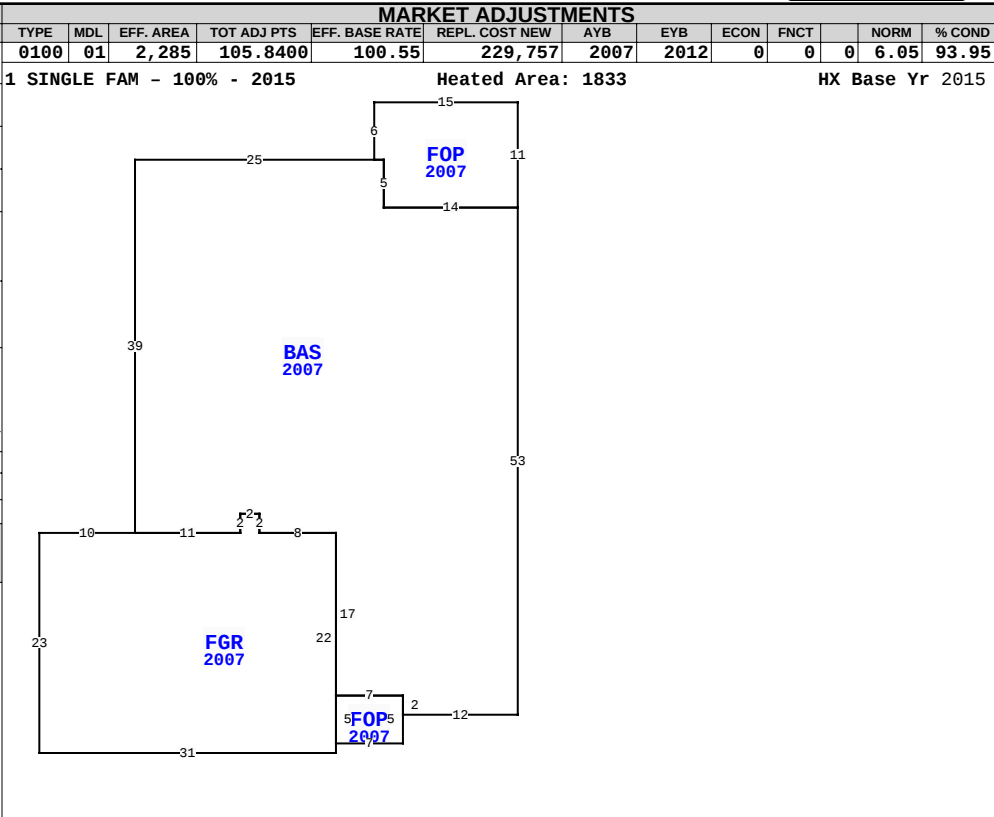
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	173,157
FGR	717	55	394	37,220
FOP	35	30	10	945
FOP	160	30	48	4,534
TOTALS	2,745		2,285	215,857

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2007	2007	3	91	3,185
2	0812	CONCRETE C	0	100	0	0		1,071.00	SF 4.00	4.00	100	2007	2007	3	88	3,770
3	0810	CONCRETE A	0	100	11	3		33.00	SF 6.50	6.50	100	2007	2007	3	88	189

LAND DESCRIPTION			TOTAL OB/XF 7,144													
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
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

REVIEW DATE	08/18/2020	BY	KB
-------------	------------	----	----



BLD DATE	01/24/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 7,144																
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
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

TOTAL OB/XF 7,144																
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
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

REVIEW DATE	08/18/2020	BY	KB
-------------	------------	----	----

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				215,857	
TOTAL MARKET OB/XF VALUE				7,144	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				278,001	
SOH/AGL Deduction				106,555	
ASSESSED VALUE				171,446	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				121,446	
TOTAL JUST VALUE				278,001	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				268,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007248	REPAIR/RRF	12,000	08/01/2019
E19841	ELEC OTHER	1,500	08/01/2007
M13205	MECH OTHER	0	08/01/2007
C20188	CO ISSUED	0	07/01/2007
B20188	NEW CONSTR	181,830	07/01/2007
P12565	OTHER	0	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0881	10/23/2014	WD	Q	I	01	165,000
GRANTOR: SULIKOWSKI LUCY ET AL						
GRANTEE: ADAMS MARK S & TAMM						
1841/0891	2/19/2013	WD	Q	I	02	136,900
GRANTOR: WESTRICK JOHN A & ANG						
GRANTEE: SULIKOWSKI ANDRZEJ						

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS						
FOP=[YR=2007] W15 S6 BAS=[YR=2007] W25 S39 FGR=[YR=2007] W10 S23 E31 N1 FOP=[YR=2007] E7 N5 W7 S5S N22 W8 N2 W2 S2 W11S E11 N2 E2 S2 E8 S17 E7 S2 E12 N53 W14 N5 W1S E1 S5 E14 N11S.						