LOT 93
IN OR 2218/223
TIMBER CREEK PLANTATION #2

TRUMAN JOSHUA J & ANGELA K
76346 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

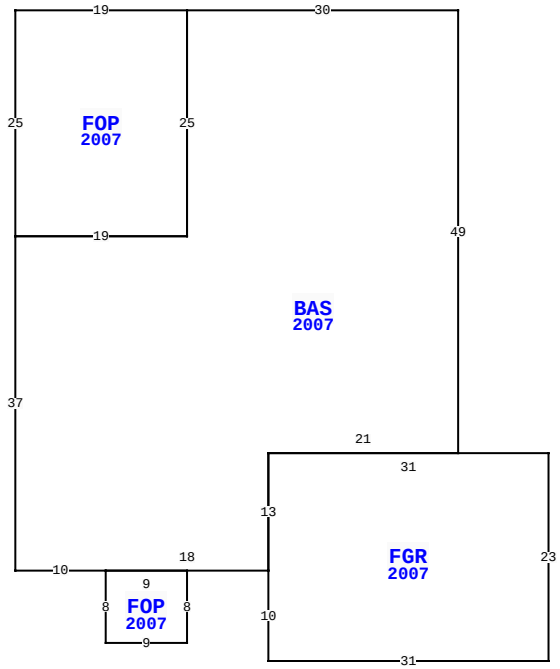
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,290	100	2,290	205,581
FGR	713	55	392	35,191
FOP	72	30	22	1,975
FOP	475	30	142	12,748
TOTALS	3,550		2,846	255,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,846	102.7200	97.58	277,713	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2290 HX Base Yr 2019



76346 DEERWOOD DR, YULEE

BLD DATE	11/30/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,496
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,280
SOH/AGL Deduction		79,905
ASSESSED VALUE		234,375
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,375
TOTAL JUST VALUE		314,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18803	ELEC OTHER	1,500	02/01/2007
M12696	MECH OTHER	0	02/01/2007
C19346	CO ISSUED	0	01/01/2007
R10036	REPAIR/RRF	2,000	01/01/2007
B19346	NEW CONSTR	240,174	01/01/2007
P12047	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0223	8/07/2018	WD	Q	I	01	250,000
GRANTOR: COOPER DIANE R						
GRANTEE: TRUMAN JOSHUA J & A						
1498/1642	5/14/2007	WD	Q	I		263,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COOPER THOMAS E & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 FOP=[YR=2007] W19 S25 E19 N25$ S25 W19 S37 E10 FOP=[YR=2007] S8 E9 N8 W9$ E18 FGR=[YR=2007] S10 E31 N23 W31 S13$ N13 E21 N49$.

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	0812	CONCRETE C	0	100	0	0	1,075.00	SF	4.00	4.00	100	2007	2007	3	88	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	000134	C	SFR POND	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