LOT 94
IN OR 2242/47
TIMBER CREEK PLANTATION #2

JOHONNOT FAMILY REV LVG TRUST/JOHONNOT RALPH JR TR
76362 DEERWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

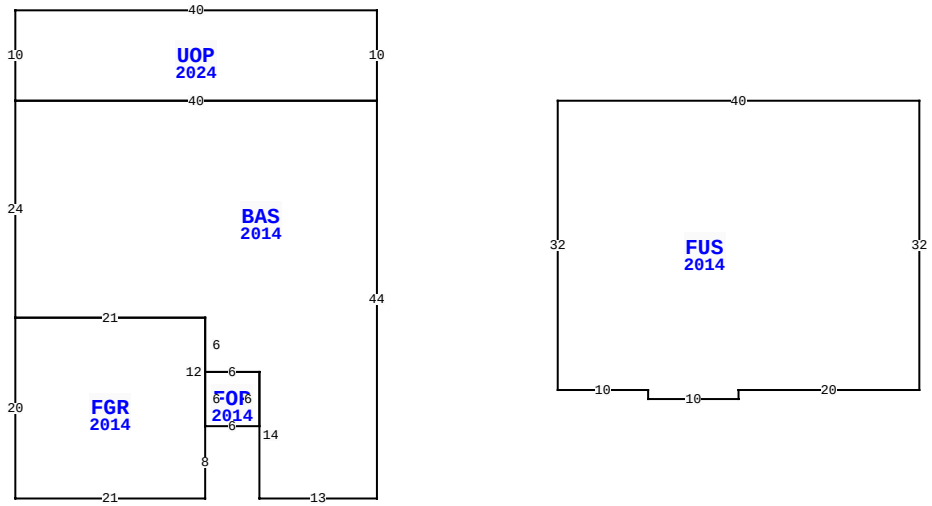
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	116,757
FGR	420	55	231	21,474
FOP	36	30	11	1,023
FUS	1,290	100	1,290	119,918
UOP	400	20	80	7,437
TOTALS	3,402		2,868	266,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,868	102.4600	97.34	279,171	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 2546 HX Base Yr



76362 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,608
TOTAL MARKET OB/XF VALUE	4,168
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	325,776
SOH/AGL Deduction	27,089
ASSESSED VALUE	298,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,687
TOTAL JUST VALUE	325,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428776	CO ISSUED	0	08/28/2014
B1428776	NEW CONSTR	284,873	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/0047	12/05/2018	WD	Q	I	02	265,000
GRANTOR: LANE PHILLIP R						
GRANTEE: JOHONNOT FAMILY REV						
2135/1711	7/21/2017	WD	Q	I	01	244,000
GRANTOR: FRANCIS MATTHEW D & E						
GRANTEE: LANE PHILLIP R						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=20,0] E40 S32 W20 S1 W10 N1 W10 N32 $
BAS=[YR=2014;ORIG=0,0] W40 S24 E21 S6 E6 S14 E13 N44 $
FGR=[YR=2014;ORIG=-40,24] S20 E21 N8 N12 W21 $
FOP=[YR=2014;ORIG=-19,36] E6 N6 W6 S6 $
PTR=[ORIG=0,0] E20 W20 $
UOP=[YR=2024;ORIG=-40,-10] E40 S10 W40 N10 $
.

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	0810	CONCRETE A	0	0	0	0	675.00	SF	6.50	6.50	100	2014	2014	3	95	4,168	

LAND DESCRIPTION

TOTAL OB/XF 4,168

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS