LOT 96
IN OR 2249/1525
TIMBER CREEK PLANTATION #2

FORTNER MICHAEL & TARA
76384 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

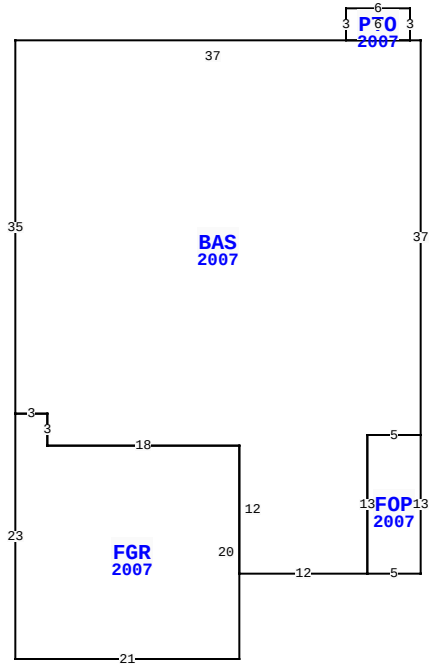
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,574	100	1,574	151,324
FGR	429	55	236	22,689
FOP	65	30	20	1,923
PTO	18	5	1	97
TOTALS	2,086		1,831	176,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	110.0000	104.50	191,340	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1574 HX Base Yr 2022



76384 DEERWOOD DR, YULEE

BLD DATE	10/31/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,033
TOTAL MARKET OB/XF VALUE		3,630
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,663
SOH/AGL Deduction		30,412
ASSESSED VALUE		204,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,251
TOTAL JUST VALUE		234,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216191	OTHER	0	10/01/2012
E19952	ELEC OTHER	1,500	09/01/2007
M13272	MECH OTHER	0	09/01/2007
C20370	CO ISSUED	0	08/01/2007
R10624	REPAIR/RRF	2,000	08/01/2007
B20370	NEW CONSTR	168,000	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1525	1/18/2019	WD	Q	I	01	213,500
GRANTOR: HANEY ROY C & JESSICA						
GRANTEE: FORTNER MICHAEL & T						
1902/0464	1/02/2014	QC	U	I	11	88,700
GRANTOR: HANEY ROY C						
GRANTEE: HANEY ROY C & JESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 PTO=[YR=2007] N3 W6 S3 E6$ W37 S35
FGR=[YR=2007] S23 E21 N20 W18 N3 W3$ E3 S3 E18 S12 E12
FOP=[YR=2007] E5 N13 W5 S13$ N13 E5 N37$.

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	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	100	2007	2007	3	88	3,240	
2	1076	TRELLIS A	0	100	0	0	100.00	SF	7.50	7.50	100	2008	2008	3	52	390	

LAND DESCRIPTION

TOTAL OB/XF 3,630

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