LOT 171
TIMBER CREEK PLANTATION #1
PB 6/394

MITCHELL ALVIN DAVEY/TANNER CHRISTINA
76044 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2050-0171-0000

BUILDING CHARACTERISTICS

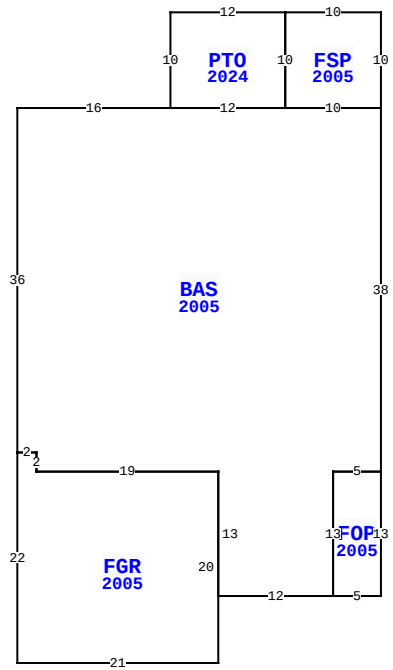
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2005	1,596	163,200
FGR	424	55	2005	233	23,826
FOP	65	30	2005	20	2,045
FSP	100	40	2005	40	4,091
PTO	120	5	2024	6	614
TOTALS	2,305			1,895	193,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	112.9940	112.99	214,116	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1596 HX Base Yr



76044 DEERWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,775
TOTAL MARKET OB/XF VALUE	3,014
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	251,789
SOH/AGL Deduction	0
ASSESSED VALUE	251,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,789
TOTAL JUST VALUE	251,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14393	ELEC OTHER	1,500	02/01/2005
M0509219	MECH OTHER	0	02/01/2005
P0508883	OTHER	0	02/01/2005
R046971	REPAIR/RRF	2,000	12/01/2004
B0414201	NEW CONSTR	119,440	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1644	6/12/2025	WD	Q	I	01	332,000
GRANTOR: AVEILLE TAMMY JO & MI						
GRANTEE: MITCHELL ALVIN DAVE						
2721/233	6/25/2024	LE	U	I	11	100
GRANTOR: AVIELLE MICHAEL & TAM						
GRANTEE: AVEILLE KAYLA BREAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-10,10] W12 W16 S36 E2 S2 E19 S13 E12 N13 E5 N38 W10 $
FGR=[YR=2005;ORIG=-38,46] S22 E21 N20 W19 N2 W2 $
FSP=[YR=2005;ORIG=0,0] W10 S10 E10 N10 $
FOP=[YR=2005;ORIG=-5,61] E5 N13 W5 S13 $
PTO=[YR=2024;ORIG=-22,10] E12 N10 W12 S10 $
.

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	0	0	0	690.00	SF	5.20	5.20	100	2005	2005	3	84	3,014	

LAND DESCRIPTION

TOTAL OB/XF 3,014

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	000100	C	RES	0	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 07/30/2025 BY SYS