LOT 173
IN OR 1401/1189
TIMBER CREEK PLANTATION #1

WRIGHT GLENN II & SHERRY
76068 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0173-0000

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		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

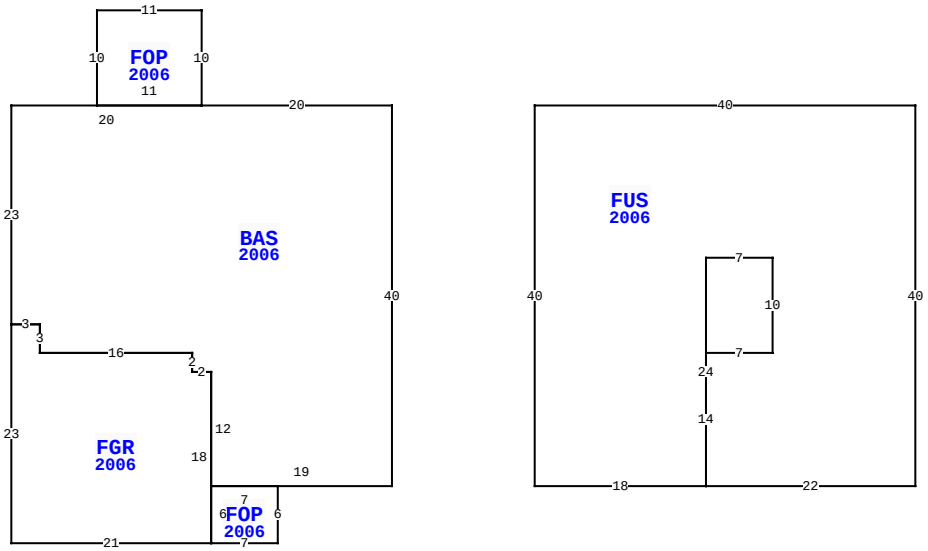
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,301	100	2006	1,301	115,455
FGR	425	55	2006	234	20,766
FOP	42	30	2006	13	1,154
FOP	110	30	2006	33	2,928
FUS	1,670	100	2006	1,670	148,201
TOTALS	3,548			3,251	288,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,251	97.5200	97.52	317,038	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2971 HX Base Yr 2007



76068 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		288,505
TOTAL MARKET OB/XF VALUE		2,777
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		346,282
SOH/AGL Deduction		149,534
ASSESSED VALUE		196,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,026
TOTAL JUST VALUE		346,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15841	NEW CONSTR	199,245	02/17/2006
E16189	ELEC OTHER	1,500	11/01/2005
M10430	MECH OTHER	0	10/01/2005
P10021	OTHER	0	09/01/2005
R08086	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1189	4/05/2006	WD	Q	I		300,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WRIGHT GLENN II & S						
1273/0838	11/12/2004	WD	U	V	19	159,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOMES JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N10 W11 S10 E11$ W20 S23 FGR=[YR=2006] S23 E21 FOP=[YR=2006] E7 N6 W7 S6$ N18 W2 N2 W16 N3 W3$ E3 S3 E16 S2 E2 S12 E19 N40$ PTR=E15 FUS=[YR=2006] E40 S40 W22 N24 E7 S10 W7 S14 W18 N40$ W15$.

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	621.00	SF	5.20	5.20	100	2006	2006	3	86	2,777	

LAND DESCRIPTION

TOTAL OB/XF 2,777

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	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 07/30/2025 BY SYS