LOT 178
IN OR 2216/1636
TIMBER CREEK PLANTATION #1

YOUNG MARY KAY
76122 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2050-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

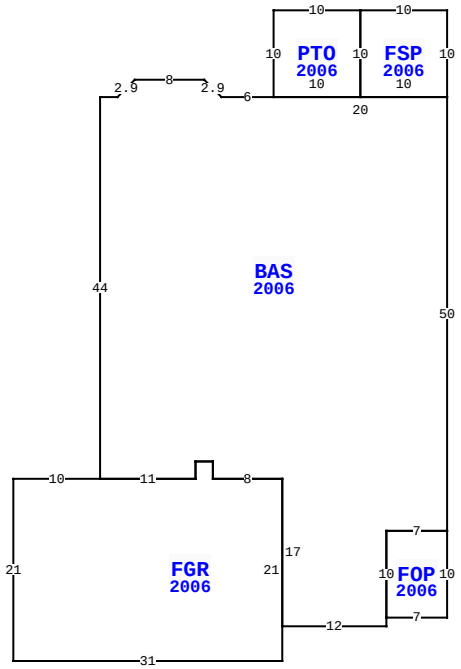
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,022	100	2006	2,022	199,973
FGR	655	55	2006	360	35,604
FOP	70	30	2006	21	2,077
FSP	100	40	2006	40	3,956
PTO	100	5	2006	5	494
TOTALS	2,947			2,448	242,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	108.6820	108.68	266,049	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2022 HX Base Yr 2021



76122 DEERWOOD DR, YULEE

BLD DATE	02/05/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,105
TOTAL MARKET OB/XF VALUE		6,993
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,098
SOH/AGL Deduction		67,519
ASSESSED VALUE		236,579
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		180,857
TOTAL JUST VALUE		304,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17488	ADDITION	1,800	08/24/2006
B16251	NEW CONSTR	154,529	08/24/2006
C16251	CO ISSUED	154,529	01/01/2006
M10927	MECH OTHER	0	01/01/2006
E16542	ELEC OTHER	1,500	01/01/2006
P10419	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1636	8/03/2018	WD	Q	I	01	229,000
GRANTOR: GODEK ANDREW J & CHER						
GRANTEE: YOUNG ERIC M & MARY						
1436/1048	8/11/2006	WD	Q	I		247,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GODEK ANDREW J & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W10 PTO=[YR=2006] W10 S10 BAS=[YR=2006] W6 L2 U2 W8 D2 L2 W2 S44 FGR=[YR=2006] W10 S21 E31 N21 W8 N2 W2 S2 W11$ E11 N2 E2 S2 E8 S17 E12 N1 FOP=[YR=2006] E7 N10 W7 S10$ N10 E7 N50 W20$ E10 N10$ S10 E10 N10$.

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	1,045.00	SF	4.00	4.00	100	2006	2006	3	86	3,595	
2	0462	ST/AL FNC	0	100	0	0	708.00	SF	10.00	10.00	100	2008	2008	3	48	3,398	

LAND DESCRIPTION

TOTAL OB/XF 6,993

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	RES 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 07/30/2025 BY SYS