LOT 179
IN OR 2100/1381
TIMBER CREEK PLANTATION #1

WIEGAND JOHN A
76134 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2050-0179-0000

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 60
Interior Floo	13	LVT/LAMNT 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

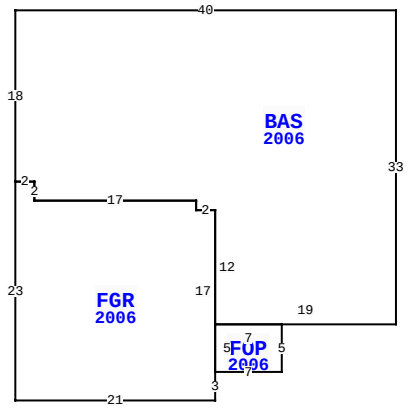
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

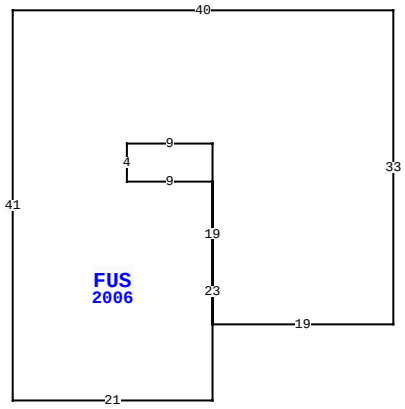
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	2006	1,045	99,327
FGR	443	55	2006	244	23,192
FOP	35	30	2006	10	951
FUS	1,452	100	2006	1,452	138,012
TOTALS	2,975			2,751	261,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,751	104.4480	104.45	287,342	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 2497 HX Base Yr





76134 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	261,481
TOTAL MARKET OB/XF VALUE	2,896
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	319,377
SOH/AGL Deduction	0
ASSESSED VALUE	319,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,377
TOTAL JUST VALUE	319,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15765	NEW CONSTR	177,857	01/25/2006
E15942	ELEC OTHER	1,500	10/01/2005
M10443	MECH OTHER	0	10/01/2005
P10017	OTHER	0	09/01/2005
R08028	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/1381	2/10/2017	WD	Q	I	01	149,000
GRANTOR: GOODSMAN IZAAC						
GRANTEE: WIEGAND JOHN A						
1870/1219	7/17/2013	WD	Q	I	01	149,000
GRANTOR: MOORE DONALD E & MELA						
GRANTEE: GOODSMAN IZAAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S18 FGR=[YR=2006] S23 E21 N3 FOP=[YR=2006] E7 N5 W7 S5$ N17 W2 N1 W17 N2 W2$ E2 S2 E17 S1 E2 S12 E19 N33$ PTR=E15 FUS=[YR=2006] E40 S33 W19 N19 W9 S4 E9 S23 W21 N41$ 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	0	0	0	625.00	SF	5.20	5.20	100	2006	2006	3	86	2,795	
2	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	86	101	

LAND DESCRIPTION

TOTAL OB/XF 2,896

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	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