LOT 185
IN OR 1422/1395
TIMBER CREEK PLANTATION #1

COLE HERMAN & CHRISTINE
76282 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0185-0000

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	11	CLAY TILE 40
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

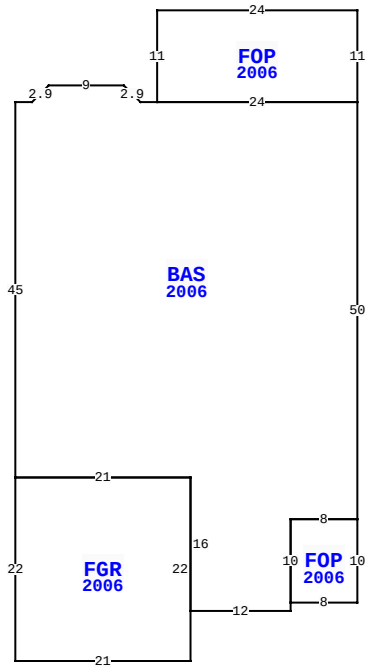
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2006	2,099	205,736
FGR	462	55	2006	254	24,896
FOP	80	30	2006	24	2,352
FOP	264	30	2006	79	7,743
TOTALS	2,905			2,456	240,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,456	107.7120	107.71	264,536	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2099 HX Base Yr 2007



76282 DEERWOOD DR, YULEE

BLD DATE	02/14/2007 JH	LGL DATE	
XF DATE	02/14/2007 JH	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,728
TOTAL MARKET OB/XF VALUE		3,756
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,484
SOH/AGL Deduction		129,349
ASSESSED VALUE		170,135
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,413
TOTAL JUST VALUE		299,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11319	MECH OTHER	0	04/01/2006
E17018	ELEC OTHER	1,500	03/01/2006
P10817	OTHER	0	03/01/2006
C17108	CO ISSUED	147,731	02/01/2006
R08907	REPAIR/RRF	2,000	02/01/2006
B17108	NEW CONSTR	147,731	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1395	6/23/2006	WD	Q	I		247,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COLE HERMAN & CHRIS						
1374/1226	12/16/2005	WD	U	V	19	155,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W24S11BAS=[YR=2006] W2 L2 U2 W9 L2 D2 W2S45FGR=[YR=2006] S22E21N22 W21$E21S16E12N1FOP=[YR=2006] E8N10W8 S10$N10E8N50W24$E24N11$.

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	0810	CONCRETE A	0	100	0	0	672.00	SF	6.50	6.50	100	2006	2006	3	86	3,756	

LAND DESCRIPTION

TOTAL OB/XF 3,756

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