LOT 188
IN OR 1553/1776
TIMBER CREEK PLANTATION #1

KIM JOSHUA
76025 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0188-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

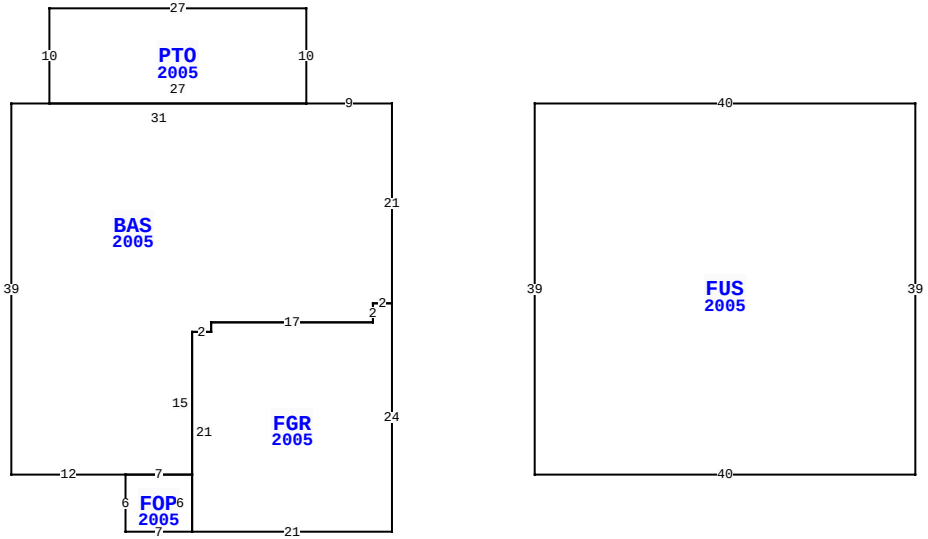
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,222	100	2005	1,222	108,866
FGR	464	55	2005	255	22,717
FOP	42	30	2005	13	1,158
FUS	1,560	100	2005	1,560	138,977
PTO	270	5	2005	14	1,247
TOTALS	3,558			3,064	272,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,064	98.4400	98.44	301,620	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2782 HX Base Yr 2009



76025 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		272,966
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,871
SOH/AGL Deduction		137,944
ASSESSED VALUE		192,927
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		137,205
TOTAL JUST VALUE		330,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515460	NEW CONSTR	199,245	04/19/2006
E15653	ELEC OTHER	1,500	09/01/2005
C0515460	NEW CONSTR	199,245	08/01/2005
M10240	MECH OTHER	0	08/01/2005
P09672	OTHER	0	07/01/2005
P09701	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1776	3/04/2008	WD	Q	I	05	177,000
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: KIM JOSHUA						
1553/1774	3/04/2008	QC	Q	I	06	100
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: BANK OF NEW YORK TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 PTO=[YR=2005] N10 W27 S10 E27$ W31 S39 E12 FOP=[YR=2005] S6 E7 FGR=[YR=2005] E21 N24 W2 S2 W17 S1 W2 S21$ N6 W7$ E7 N15 E2 N1 E17 N2 E2 N21$ PTR=E15 FUS=[YR=2005] E40 S39 W40 N39$ 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	665.00	SF	5.20	5.20	100	2005	2005	3	84	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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