

LOT 191
TIMBER CREEK PLANTATION #1
PB 6/394

STRAUDER BRIAN L & TABATHA L
76059 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2050-0191-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
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	1,874	100	2005	1,874	179,501
FGR	426	55	2005	234	22,414
FOP	15	30	2005	4	383
FOP	210	30	2006	63	6,035
STP	4	10	2005	0	0
TOTALS	2,529			2,175	208,323

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,175	105.8400	105.84	230,202	2005	2005	0	0	0	9.50	90.50	
1 SINGLE FAM - 100% - 2006				Heated Area: 1874				HX Base Yr 2006					