LOT 192
IN OR 1347/1597
TIMBER CREEK PLANTATION #1

VAN TASSELL RAY C JR
P O BOX 1721
CALLAHAN, FL 32011

2025

11-2N-26-2050-0192-0000

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	15	HARDTILE 30
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

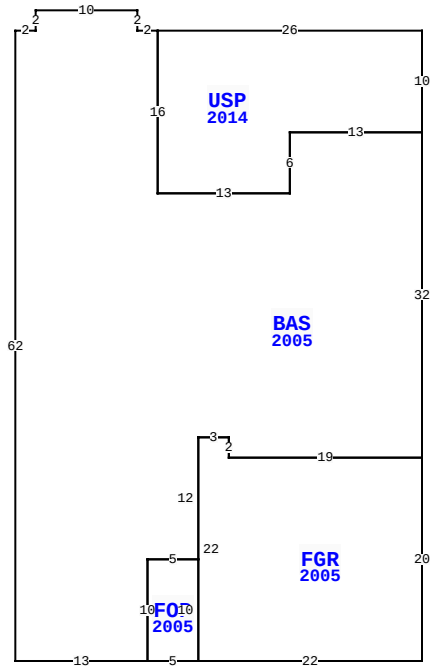
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2005	1,666	166,815
FGR	446	55	2005	245	24,532
FOP	50	30	2005	15	1,502
USP	338	30	2014	101	10,113
TOTALS	2,500			2,027	202,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	110.6420	110.64	224,267	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1666 HX Base Yr 2006



76071 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		202,962
TOTAL MARKET OB/XF VALUE		15,602
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,564
SOH/AGL Deduction		113,337
ASSESSED VALUE		160,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,505
TOTAL JUST VALUE		273,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632745	GARAGE	17,852	07/01/2016
B1428931	ADDITION	7,312	06/01/2014
B20660	HURRICANE SHUTTER	1,115	10/01/2007
M09971	MECH OTHER	0	07/01/2005
E0514983	ELEC OTHER	1,500	05/01/2005
R0507585	REPAIR/RRF	2,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1597	9/07/2005	WD	Q	I		205,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: VAN TASSELL RAY C J						
1219/0081	3/31/2004	WD	U	V	19	403,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2014] W26 BAS=[YR=2005] W2 N2 W 10 S2 W2 S62 E13 FOP=[YR=2005] E5 FGR=[YR=2005] E22 N20 W19 N2 W3 S22$ N10 W5 S10$ N10 E5 N12 E3 S2 E19 N32 W13 S6 W13 N16$ S16 E13 N6 E13 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	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	2005	2005	3	84	2,822	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2010	2010	3	40	1,440	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2017	2017	3	81	11,340	

LAND DESCRIPTION

TOTAL OB/XF 15,602

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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS