LOT 193
IN OR 2229/1355
TIMBER CREEK PLANTATION #1

AH4R PROPERTIES TWO LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

11-2N-26-2050-0193-0000

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		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

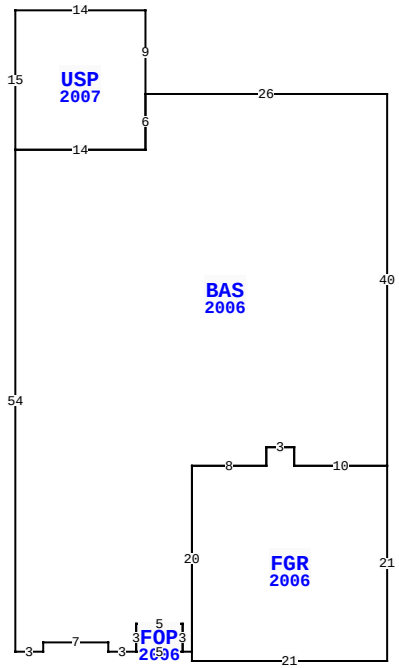
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2006	1,868	179,915
FGR	447	55	2006	246	23,694
FOP	15	30	2006	4	385
USP	210	30	2007	63	6,068
TOTALS	2,540			2,181	210,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	105.8400	105.84	230,837	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1868 HX Base Yr



76083 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	210,062
TOTAL MARKET OB/XF VALUE	2,947
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,009
SOH/AGL Deduction	0
ASSESSED VALUE	268,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,009
TOTAL JUST VALUE	268,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15768	NEW CONSTR	136,143	02/23/2006
E16182	ELEC OTHER	1,500	11/01/2005
M10442	MECH OTHER	0	10/01/2005
P10121	OTHER	0	10/01/2005
R08031	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/1355	10/09/2018	WD	Q	I	01	210,000
GRANTOR: PRICE SHANE H & PEPPE						
GRANTEE: AH4R PROPERTIES TWO						
1426/0578	7/07/2006	WD	Q	I		225,000
GRANTOR: MORRIS TIMOTHY GENTRY						
GRANTEE: PRICE SHANE H & PEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 USP=[YR=2007] N9 W14 S15 E14 N6$ S6 W14 S54 E3 N1 E7 S1 E3 FOP=[YR=2006] E5 N3 W5 S3$ N3 E5 S3 E1 FGR=[YR=2006] S1 E21 N21 W10 N2 W3 S2 W8 S20$ N20 E8 N2 E3 S2 E10 N40$.

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	659.00	SF	5.20	5.20	100	2006	2006	3	86	2,947	

LAND DESCRIPTION

TOTAL OB/XF 2,947

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	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