LOT 194
TIMBER CREEK PLANTATION #1
PB 6/394

BOUCHELLE HOWARD PIERCE JR/BOUCHELLE VALERIE PHYLL
13933 KETCH COVE PLACE
JACKSONVILLE, FL 32224

2025

11-2N-26-2050-0194-0000

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	08	SHT VINYL 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

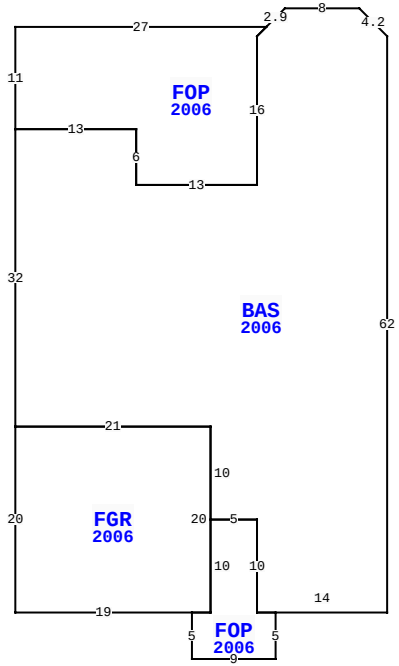
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2006	1,705	165,736
FGR	420	55	2006	231	22,454
FOP	95	30	2006	28	2,722
FOP	365	30	2006	110	10,693
TOTALS	2,585			2,074	201,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	106.8200	106.82	221,545	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1705 HX Base Yr



76097 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	201,606
TOTAL MARKET OB/XF VALUE	3,197
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	259,803
SOH/AGL Deduction	0
ASSESSED VALUE	259,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,803
TOTAL JUST VALUE	259,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17015	ELEC OTHER	1,500	03/01/2006
M10441	MECH OTHER	0	10/01/2005
P10122	OTHER	0	10/01/2005
C16060	CO ISSUED	124,767	09/01/2005
R08227	REPAIR/RRF	2,000	09/01/2005
B16060	NEW CONSTR	124,767	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/295	12/13/2024	PR	U	I	19	100
GRANTOR: BOUCHELLE VALERIE PHY						
GRANTEE: BOUCHELLE HOWARD PI						
1432/1700	7/28/2006	WD	Q	I		216,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOUCHELLE HOWARD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W8 D2 L2 FOP=[YR=2006] W27 S11 E13 S6 E13 N16 R1 U1 $ D1 L1 S16 W13 N6 W13 S32 FGR=[YR=2006] S20 E19 FOP=[YR=2006] S5 E9 N5 W2 N10 W5 S10 W2$ E2 N20 W21$ E21 S10 E5 S10 E14 N62$.

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	715.00	SF	5.20	5.20	100	2006	2006	3	86	3,197	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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