LOT 195
IN OR 1404/848
TIMBER CREEK PLANTATION #1

ROHRBAUGH IRMA
76107 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0195-0000

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

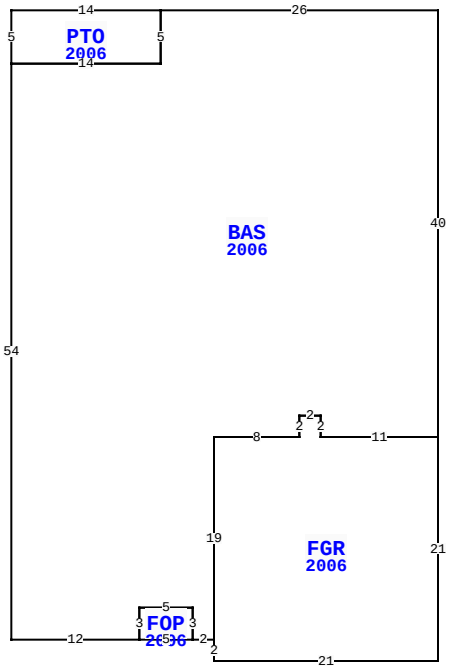
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2006	1,872	180,300
FGR	445	55	2006	245	23,597
FOP	15	30	2006	4	385
PTO	70	5	2006	4	385
TOTALS	2,402			2,125	204,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	105.8400	105.84	224,910	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1872 HX Base Yr 2007



76107 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		204,668
TOTAL MARKET OB/XF VALUE		2,902
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,570
SOH/AGL Deduction		108,234
ASSESSED VALUE		154,336
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		48,614
TOTAL JUST VALUE		262,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15762	NEW CONSTR	136,143	02/10/2006
E16042	ELEC OTHER	1,500	10/01/2005
M10432	MECH OTHER	0	10/01/2005
P09956	OTHER	0	08/01/2005
R08025	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0848	4/17/2006	WD	Q	I		215,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROHRBAUGH NEAL L SR						
1310/0790	4/18/2005	WD	U	V	19	116,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 PTO=[YR=2006] W14 S5 E14 N5$ S5 W14 S54 E12 FOP=[YR=2006] E5 N3 W5 S3$ N3 E5 S3 E2 FGR=[YR=2006] S2 E21 N21 W11 N2 W2 S2 W8 S19 $ N19 E8 N2 E2 S2 E11 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	100	0	0	649.00	SF	5.20	5.20	100	2006	2006	3	86	2,902	

LAND DESCRIPTION

TOTAL OB/XF 2,902

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