LOT 196
IN OR 1986/1179
TIMBER CREEK PLANTATION #1

SHUCK JESSE C & JESSICA L
76117 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2050-0196-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

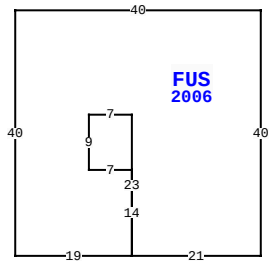
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

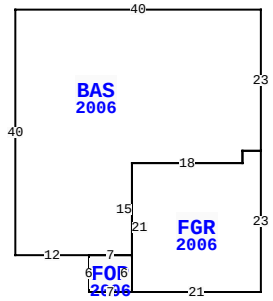
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,279	100	2006	1,279	114,574
FGR	447	55	2006	246	22,037
FOP	42	30	2006	13	1,165
FUS	1,537	100	2006	1,537	137,685
TOTALS	3,305			3,075	275,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,075	98.4400	98.44	302,703	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2816 HX Base Yr 2016





76117 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		275,460
TOTAL MARKET OB/XF VALUE		9,224
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,684
SOH/AGL Deduction		119,630
ASSESSED VALUE		220,054
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		164,332
TOTAL JUST VALUE		339,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011562	REPAIR/RRF	13,943	08/31/2021
E16457	ELEC OTHER	1,500	12/01/2005
M10433	MECH OTHER	0	10/01/2005
P10198	OTHER	0	10/01/2005
C16106	CO ISSUED	199,245	09/01/2005
R08257	REPAIR/RRF	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/1179	6/04/2015	WD	Q	I	02	200,000
GRANTOR: DICARLANTONIO GUISSEP						
GRANTEE: SHUCK JESSE C & JES						
1703/0072	9/28/2010	WD	U	I	11	150,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DICARLANTONIO GUISS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S40 E12 FOP=[YR=2006] S6 E7 FGR=[YR=2006] E21 N23 W3 S2 W18 S21$ N6 W7$ E7 N15 E18 N2 E3 N23$ PTR=N20 FUS=[YR=2006] N23 W7 S9 E7 S14 W19 N40 E40 S40 W21$ S20$.

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	640.00	SF	5.20	5.20	100	2006	2006	3	86	2,862	
2	0510	GARAGE WD-	0	100	0	0	256.00	SF	35.00	35.00	100	2014	2014	3	71	6,362	

LAND DESCRIPTION

TOTAL OB/XF 9,224

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS