LOT 197
TIMBER CREEK PLANTATION #1
PB 6/394

ALBERICI JENNIFER SUE/ALBERICI ALEXANDER TAYLOR
76131 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0197-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 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

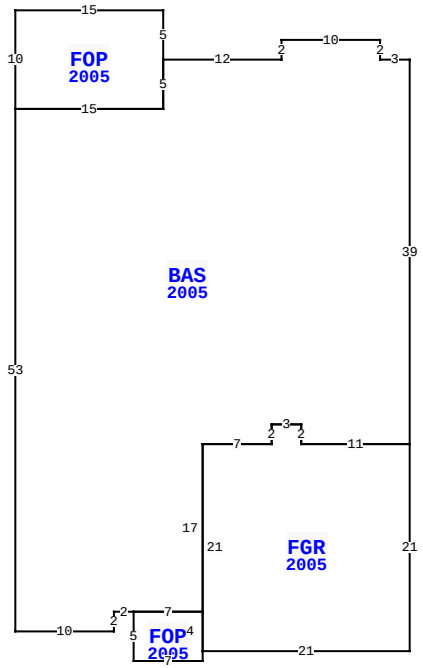
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2005	1,842	172,593
FGR	447	55	2005	246	23,050
FOP	35	30	2005	10	937
FOP	150	30	2005	45	4,216
TOTALS	2,474			2,143	200,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.2700	109.27	234,166	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2022 Heated Area: 1842 HX Base Yr 2022



76131 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		200,797
TOTAL MARKET OB/XF VALUE		3,084
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,881
SOH/AGL Deduction		27,904
ASSESSED VALUE		230,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,255
TOTAL JUST VALUE		258,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15502	ELEC OTHER	1,500	08/01/2005
M10103	MECH OTHER	0	08/01/2005
P09883	OTHER	0	08/01/2005
R07904	REPAIR/RRF	2,000	07/01/2005
B15609	NEW CONSTR	136,383	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1223	10/19/2020	WD	Q	I	01	230,000
GRANTOR: BURCH BRANDON S & JES						
GRANTEE: ALBERICI JENNIFER S						
1977/0646	4/24/2015	WD	Q	I	02	168,000
GRANTOR: PICKETT JULIE & SYLVE						
GRANTEE: BURCH BRANDON SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W10 S2 W12 FOP=[YR=2005] N5 W15 S10 E15 N5$ S5 W15 S53 E10 N2 E2 FOP=[YR=2005] S5 E7 N1 FGR=[YR=2005] E21 N21 W11 N2 W3 S2 W7 S21$ N4 W7$ E7 N17 E7 N2 E3 S2 E11 N39$.

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	706.00	SF	5.20	5.20	100	2005	2005	3	84	3,084	

LAND DESCRIPTION

TOTAL OB/XF 3,084

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