LOT 199
IN OR 2209/403
TIMBER CREEK PLANTATION #1

GARCIA-RIVERA ESTHER
76153 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0199-0000

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

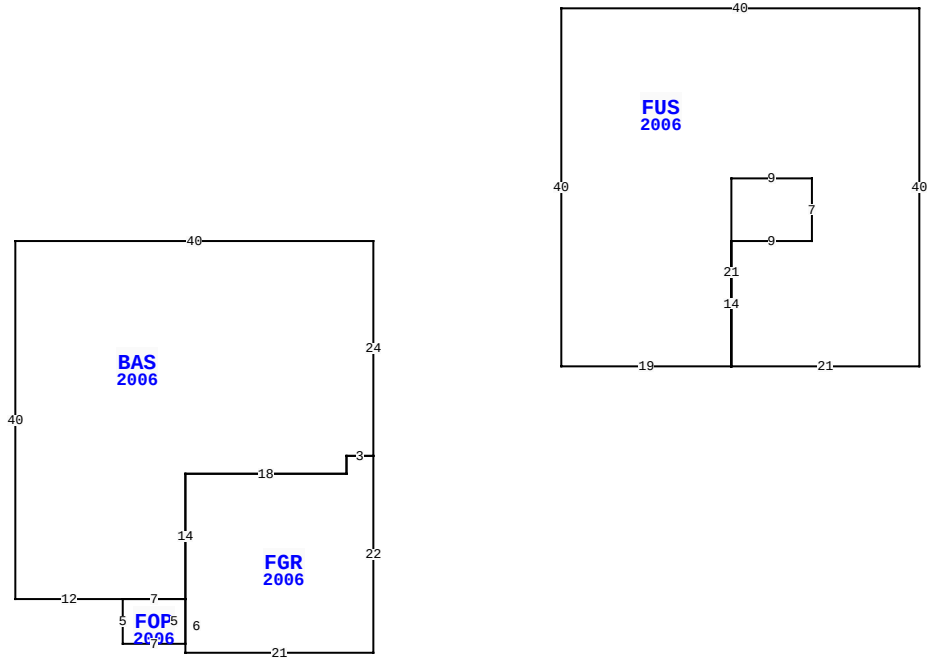
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2006	1,300	116,455
FGR	426	55	2006	234	20,962
FOP	35	30	2006	10	895
FUS	1,537	100	2006	1,537	137,685
TOTALS	3,298			3,081	275,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,081	98.4400	98.44	303,294	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2837 HX Base Yr 2019



76153 DEERWOOD DR, YULEE

BLD DATE	02/05/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,998
TOTAL MARKET OB/XF VALUE		3,442
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,440
SOH/AGL Deduction		174,050
ASSESSED VALUE		160,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,668
TOTAL JUST VALUE		334,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16183	ELEC OTHER	1,500	11/01/2005
M10434	MECH OTHER	0	10/01/2005
P10016	OTHER	0	09/01/2005
C15839	CO ISSUED	199,245	08/01/2005
R08084	REPAIR/RRF	2,000	08/01/2005
B15839	NEW CONSTR	199,245	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0403	7/06/2018	WD	Q	I	01	244,000
GRANTOR: SUNSHINE RE INC						
GRANTEE: GARCIA-RIVERA ESTHE						
2137/0298	7/03/2017	SW	U	I	12	164,900
GRANTOR: STRUCTURED ASSET MORT						
GRANTEE: SUNSHINE RE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S40 E12 FOP=[YR=2006] S5 E7 N5 W7 $ E7
FGR=[YR=2006] S6 E21 N22 W3 S2 W18 S14 $ N14 E18 N2 E3 N24 $
PTR= E40 FUS=[YR=2006] S14 E21 N40 W40 S40 E19 N21 E9 S7 W9
$ W40 $.

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	747.00	SF	5.20	5.20	100	2006	2006	3	86	3,341	
2	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	86	101	

LAND DESCRIPTION

TOTAL OB/XF 3,442

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