LOT 200
TIMBER CREEK PLANTATION #1
PB 6/394

WILSON CHARLES B JR & HOPE M
76163 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0200-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

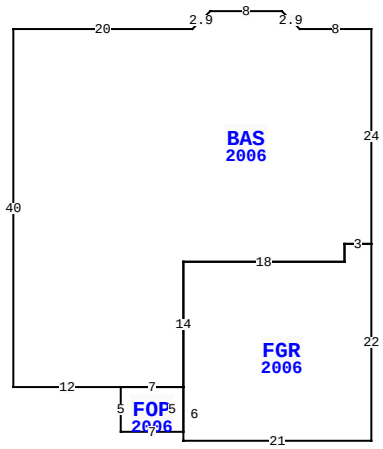
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	

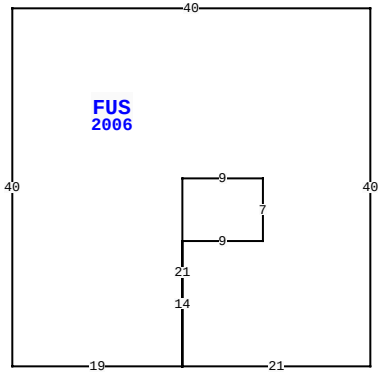
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2006	1,320	118,246
FGR	426	55	2006	234	20,962
FOP	35	30	2006	10	895
FUS	1,537	100	2006	1,537	137,685
TOTALS	3,318			3,101	277,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,101	98.4400	98.44	305,262	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 2857 HX Base Yr





76163 DEERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,788
TOTAL MARKET OB/XF VALUE	4,794
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	337,582
SOH/AGL Deduction	0
ASSESSED VALUE	337,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,582
TOTAL JUST VALUE	337,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16379	ELEC OTHER	1,500	12/01/2005
M10440	MECH OTHER	0	10/01/2005
P10196	OTHER	0	10/01/2005
C16061	CO ISSUED	199,245	09/01/2005
R08228	REPAIR/RRF	0	09/01/2005
B16061	NEW CONSTR	199,245	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1724	4/15/2021	WD	U	I	30	128,000
GRANTOR: WILSON CHARLES B & DA						
GRANTEE: WILSON CHARLES B JR						
1573/0614	6/24/2008	WD	Q	I	05	186,400
GRANTOR: THE FEDERAL HOMES LOA						
GRANTEE: WILSON CHARLES B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 U2 L2 W8 D2 L2 W20 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	0	0	0	747.00	SF	5.20	5.20	100	2006	2006	3	86	3,341	
2	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	2006	2006	3	86	1,453	

LAND DESCRIPTION

TOTAL OB/XF 4,794

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