LOT 202
TIMBER CREEK PLANTATION #1
PB 6/394

PHILLIPS MARILYN L/E/
76185 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0202-0000

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	11	CLAY TILE 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

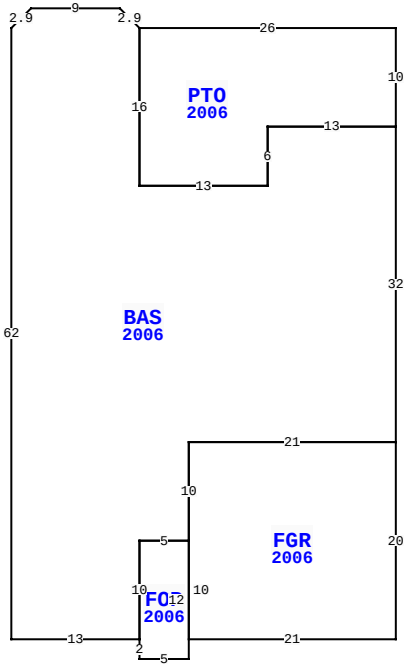
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2006	1,632	164,313
FGR	420	55	2006	231	23,258
FOP	60	30	2006	18	1,813
PTO	338	5	2006	17	1,712
TOTALS	2,450			1,898	191,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	110.6420	110.64	209,995	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1632 HX Base Yr 2006



76185 DEERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,095
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		249,771
SOH/AGL Deduction		102,619
ASSESSED VALUE		147,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,430
TOTAL JUST VALUE		249,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16489	ELEC OTHER	1,500	01/01/2006
M10439	MECH OTHER	0	10/01/2005
P10194	OTHER	0	10/01/2005
C16059	CO ISSUED	121,827	09/01/2005
R08226	REPAIR/RRF	0	09/01/2005
B16059	NEW CONSTR	121,827	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1757	7/06/2022	QC	U	I	11	100
GRANTOR: PHILLIPS MARILYN						
GRANTEE: PENAHERRERA TERESA						
1401/1281	4/05/2006	WD	Q	I		239,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PHILLIPS MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 S6 W13 N16 PTO=[YR=2006] E26 S10 W13 S6 W13 N16 $ U2 L2 W9 D2 L2 S62 E13 FOP=[YR=2006] S2 E5 N12 W5 S10 $ N10 E5 FGR=[YR=2006] S10 E21 N20 W21 S10 $ N10 E21 N32 $.

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	822.00	SF	5.20	5.20	100	2006	2006	3	86	3,676	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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