LOT 204
TIMBER CREEK PLANTATION #1
PB 6/394

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

11-2N-26-2050-0204-0000

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		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

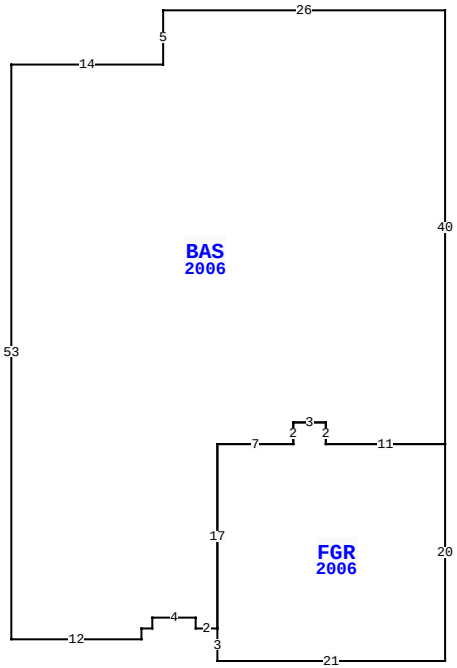
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	2006	1,855	178,663
FGR	426	55	2006	234	22,538
TOTALS	2,281			2,089	201,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	105.8400	105.84	221,100	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1855 HX Base Yr



76205 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	201,201
TOTAL MARKET OB/XF VALUE	3,442
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	259,643
SOH/AGL Deduction	0
ASSESSED VALUE	259,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,643
TOTAL JUST VALUE	259,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16382	ELEC OTHER	1,500	12/01/2005
M10839	MECH OTHER	0	12/01/2005
P10192	OTHER	0	10/01/2005
C16056	CO ISSUED	136,183	09/01/2005
R08223	REPAIR/RRF	2,000	09/01/2005
B16056	NEW CONSTR	136,183	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1057	10/31/2023	WD	Q	I	01	270,000
GRANTOR: GIORDANO NICHOLAS						
GRANTEE: YAMASA CO LTD						
1512/1185	7/16/2007	QC	Q	I	06	100
GRANTOR: JOHNSON KAREN						
GRANTEE: GIORDANO NICHOLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 S5 W14 S53 E12 N1 E1 N1 E4 S1 E2
FGR=[YR=2006] S3 E21 N20 W11 N2 W3 S2 W7 S17 $ N17 E7 N2 E3 S2 E11 N40 $.

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	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	000134	C	RES POND	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