LOT 205
TIMBER CREEK PLANTATION #1
PB 6/394

PENAHERRERA CARLOS E & TERESA S/PENAHERRERA DYLAN
76217 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

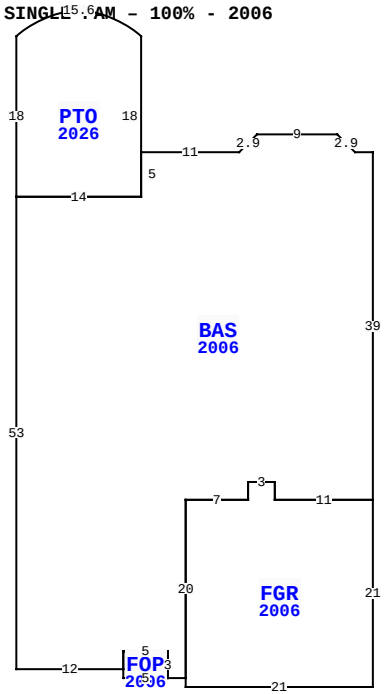
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,859	100	2006	1,859	179,049
FGR	447	55	2006	246	23,694
FOP	15	30	2006	4	385
PTO	280	5	2026	14	1,349
TOTALS	2,601			2,123	204,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	105.8400	105.84	224,698	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1859 HX Base Yr 2006



76217 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		204,475
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,136
SOH/AGL Deduction		112,345
ASSESSED VALUE		150,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,069
TOTAL JUST VALUE		263,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16546	ELEC OTHER	1,500	01/01/2006
M10435	MECH OTHER	0	10/01/2005
P10189	OTHER	0	10/01/2005
C16062	CO ISSUED	136,143	09/01/2005
R08229	REPAIR/RRF	0	09/01/2005
B16062	NEW CONSTR	136,143	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1903	4/23/2024	QC	U	I	11	100
GRANTOR: PENAHERRERA CARLOS E						
GRANTEE: PENAHERRERA CARLOS						
1401/1383	4/05/2006	WD	Q	I		261,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PENAHERRERA CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W2 U2L2 W9 D2L2 W11 S5 W14 S53 E12 N2 E5 S3 E2 N20 E7 N2 E3 S2 E11 N39 $
FGR=[YR=2006;ORIG=-21,59] S1 E21 N21 W11 N2 W3 S2 W7 S20 $
FOP=[YR=2006;ORIG=-28,58] S1 E5 N3 W5 S2 $
PTO=[YR=2026;ORIG=-40,5] E14 N18 W14F90 S18 $
.

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	796.00	SF	5.20	5.20	100	2006	2006	3	86	3,560	
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 3,661

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	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