LOT 208
IN OR 1384/490
TIMBER CREEK PLANTATION #1

BLANKENSHIP GALEN R & ALICE P
76247 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0208-0000

BUILDING CHARACTERISTICS

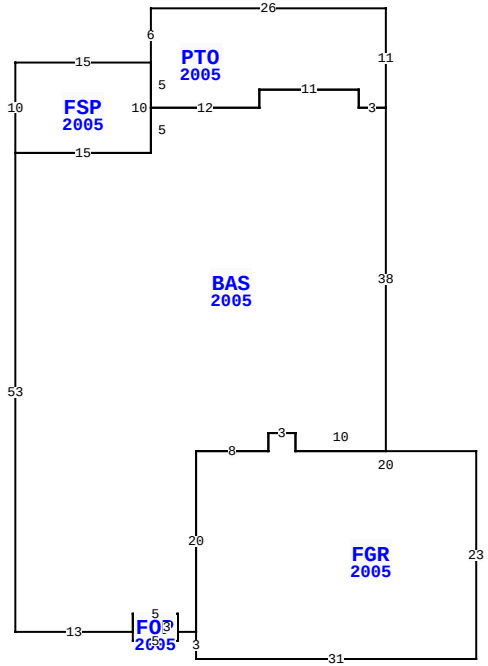
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,889	100	2005	1,889	193,999
FGR	719	55	2005	395	40,567
FOP	15	30	2005	4	411
FSP	150	40	2005	60	6,162
PTO	264	5	2005	13	1,335
TOTALS	3,037			2,361	242,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	113.4840	113.48	267,926	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1889 HX Base Yr 2006



76247 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,473
TOTAL MARKET OB/XF VALUE		4,513
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,986
SOH/AGL Deduction		128,495
ASSESSED VALUE		173,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,769
TOTAL JUST VALUE		301,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21468	SCRN ENCLOSURE	4,000	05/01/2008
B17013	REMODEL	1,400	01/13/2006
B15686	NEW CONSTR	136,143	01/13/2006
M10436	MECH OTHER	0	10/01/2005
P10019	OTHER	0	09/01/2005
E15503	ELEC OTHER	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0490	1/25/2006	WD	Q	I		272,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BLANKENSHIP GALEN R						
1310/0790	4/18/2005	WD	U	V	19	116,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W26 S6 FSP=[YR=2005] W15 S10 BAS=[YR=2005] S53 E13 FOP=[YR=2005] S1 E5 N3 W5 S2$ N2E5 S2 E2 FGR=[YR=2005] S3 E31 N23 W20 N2 W3 S2 W8 S20 $ N20 E8 N2 E3 S2 E10 N38W3 N2 W 11 S2 W12 S5 W15$ E15 N10$ S5 E12 N2 E11 S2 E3 N11$.

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	0812	CONCRETE C	0	100	0	0	1,058.00	SF	4.00	4.00	100	2005	2005	3	84	3,555	
2	0910	SCRN RM L	0	100	0	0	206.00	SF	15.00	15.00	100	2008	2008	3	31	958	

LAND DESCRIPTION

TOTAL OB/XF 4,513

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