LOT 211
IN OR 1423/1797
TIMBER CREEK PLANTATION #1

THOMAS DARREN & TRACY
76287 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2050-0211-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

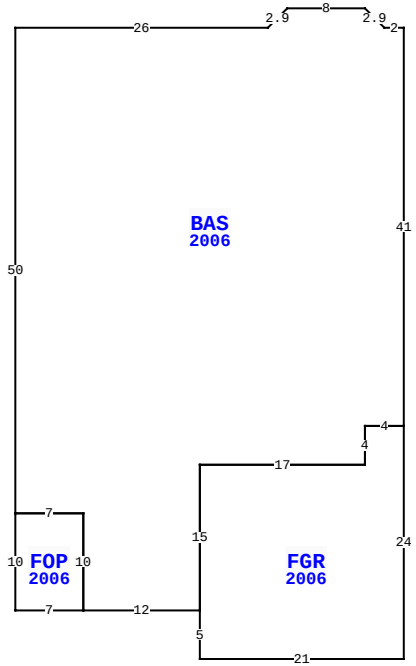
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,019	100	2006	2,019	199,677
FGR	436	55	2006	240	23,736
FOP	70	30	2006	21	2,077
TOTALS	2,525			2,280	225,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	108.6820	108.68	247,790	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2019 HX Base Yr 2007



76287 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		225,489
TOTAL MARKET OB/XF VALUE		3,737
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,226
SOH/AGL Deduction		122,403
ASSESSED VALUE		161,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,101
TOTAL JUST VALUE		284,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002736	REPAIR/RRF	20,581	02/17/2022
E16943	ELEC OTHER	1,500	03/01/2006
M11154	MECH OTHER	0	03/01/2006
C17027	CO ISSUED	147,731	01/01/2006
R08852	REPAIR/RRF	2,000	01/01/2006
B17027	NEW CONSTR	147,731	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1797	6/28/2006	WD	Q	I		242,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMAS DARREN & TRA						
1374/1226	12/16/2005	WD	U	V	19	155,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 U2 L2 W8 D2 L2 W26 S50 FOP=[YR=2006] S10 E7 N10 W7 $ E7 S10 E12 FGR=[YR=2006] S5 E21 N24 W4 S4 W17 S15 $ N15 E17 N4 E4 N41 $.

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	813.00	SF	5.20	5.20	100	2006	2006	3	86	3,636	
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 3,737

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