LOT 1
TIMBER CREEK PLANTATION #2
PB 7/165

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

11-2N-26-2051-0001-0000

BUILDING CHARACTERISTICS

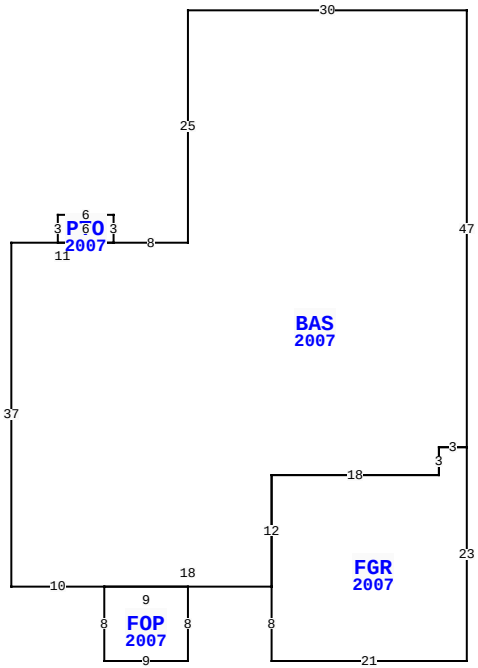
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,302	100	2007	2,302	214,341
FGR	429	55	2007	236	21,974
FOP	72	30	2007	22	2,049
PTO	18	5	2007	1	93
TOTALS	2,821			2,561	238,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	101.7600	101.76	260,607	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2302 HX Base Yr



BLD DATE	01/28/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

76309 DEERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,455
TOTAL MARKET OB/XF VALUE	3,054
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	296,509
SOH/AGL Deduction	0
ASSESSED VALUE	296,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,509
TOTAL JUST VALUE	296,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19091	ELEC OTHER	1,500	04/01/2007
M12834	MECH OTHER	0	04/01/2007
C19600	CO ISSUED	0	03/01/2007
R10162	REPAIR/RRF	2,000	03/01/2007
B19600	NEW CONSTR	183,810	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/1945	7/17/2023	WD	Q	I	01	334,500
GRANTOR: SECOND AVENUE SFR HOL						
GRANTEE: YAMASA CO LTD						
2583/0236	8/05/2022	WD	U	I	37	301,300
GRANTOR: BACKER CHARLES E & LI						
GRANTEE: VALENCIA INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S25 W8 PTO=[YR=2007] N3 W6 S3 E6$ W11 S37 E10 FOP=[YR=2007] S8 E9 N8 W9$E18 FGR=[YR=2007] S8 E21 N23 W3 S3 W18 S12$ N12 E18 N3 E3 N47$.

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	675.00	SF	5.20	5.20	100	2007	2007	3	87	3,054	

LAND DESCRIPTION

TOTAL OB/XF 3,054

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	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