LOT 2
TIMBER CREEK PLANTATION #2
PB 7/165

**BERCICH AUGUST ANTHONY**
76321 DEERWOOD DR
YULEE, FL 32097

**2025**

**11-2N-26-2051-0002-0000**

## 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 |

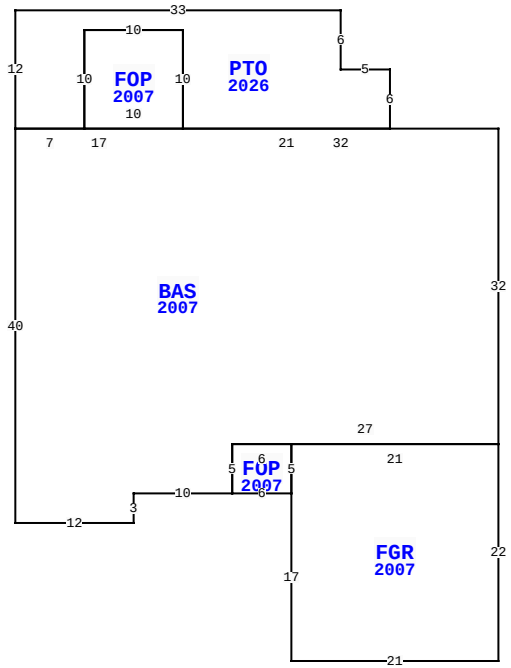
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,714 | 100 | 2007 | 1,714 | 167,526 |
| FGR | 462 | 55 | 2007 | 254 | 24,826 |
| FOP | 30 | 30 | 2007 | 9 | 879 |
| FOP | 100 | 30 | 2007 | 30 | 2,933 |
| PTO | 326 | 5 | 2026 | 16 | 1,564 |
| TOTALS | 2,632 | | | 2,023 | 197,729 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,023 | 106.8200 | 106.82 | 216,097 | 2007 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1714 HX Base Yr




76321 DEERWOOD DR, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 197,729 |
| TOTAL MARKET OB/XF VALUE | 6,425 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 259,154 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 259,154 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 259,154 |
| TOTAL JUST VALUE | 259,154 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 248,874 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E19159 | ELEC OTHER | 1,500 | 04/01/2007 |
| M12879 | MECH OTHER | 0 | 04/01/2007 |
| P12279 | OTHER | 0 | 04/01/2007 |
| C19685 | CO ISSUED | 0 | 03/01/2007 |
| R10235 | REPAIR/RRF | 2,000 | 03/01/2007 |
| B19685 | NEW CONSTR | 150,810 | 03/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2461/0618 | 5/07/2021 | WD | Q | I | 01 | 260,000 |
| GRANTOR: ZUIDEMA TODD W | | | | | | |
| GRANTEE: BERCICH AUGUST ANTH | | | | | | |
| 1516/0346 | 8/01/2007 | WD | Q | I | | 205,900 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: ZUIDEMA TODD W | | | | | | |

## BUILDING NOTES

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 90 | 3,150 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 724.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 3,275 | |

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W32 W17 S40 E12 N3 E10 N5 E27 N32 $
FGR=[YR=2007;ORIG=-21,37] S17 E21 N22 W21 S5 $
FOP=[YR=2007;ORIG=-32,0] N10 W10 S10 E10 $
FOP=[YR=2007;ORIG=-27,37] E6 N5 W6 S5 $
PTO=[YR=2026;ORIG=-49,0] N12 E33 S6 E5 S6 W21 N10 W10 S10 W7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 6,425

| 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