LOT 3
IN OR 1529/1627
TIMBER CREEK PLANTATION #2

OCANA JOSE A JR
76333 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0003-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

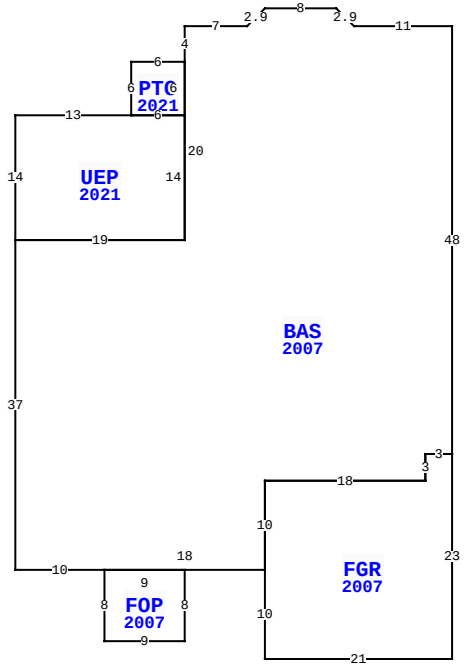
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2007	2,334	217,320
FGR	429	55	2007	236	21,974
FOP	72	30	2007	22	2,049
PTO	36	5	2021	2	187
UEP	266	60	2021	160	14,898
TOTALS	3,137			2,754	256,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,754	101.7600	101.76	280,247	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2334 HX Base Yr 2008



76333 DEERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,426
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,611
SOH/AGL Deduction		131,983
ASSESSED VALUE		182,628
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		126,906
TOTAL JUST VALUE		314,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005317	ADDITION	6,820	04/27/2021
E19489	ELEC OTHER	1,500	06/01/2007
M13056	MECH OTHER	0	06/01/2007
C19850	CO ISSUED	199,320	05/01/2007
B19850	NEW CONSTR	199,320	05/01/2007
P12361	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1627	10/10/2007	WD	Q	I		220,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: OCANA JOSE A JR						
1490/1956	4/09/2007	WD	U	V	19	327,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 L2 U2 W8 D2 L2 W7 S4 PTO=[YR=2021] W6 S6 UEP=[YR=2021] W13 S14 E19 N14 W6$E6 N6 $S20 W19 S37 E10 FOP=[YR=2007] S8 E9 N8 W9$ E18 FGR=[YR=2007] S10 E21 N23 W3 S3 W18 S10$ N10 E18 N3 E3 N48$.

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	704.00	SF	5.20	5.20	100	2007	2007	3	87	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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 01/18/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS