LOT 9
IN OR 1525/461
TIMBER CREEK PLANTATION #2

BURKE ERIC S & AMANDA L
76401 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0009-0000

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		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

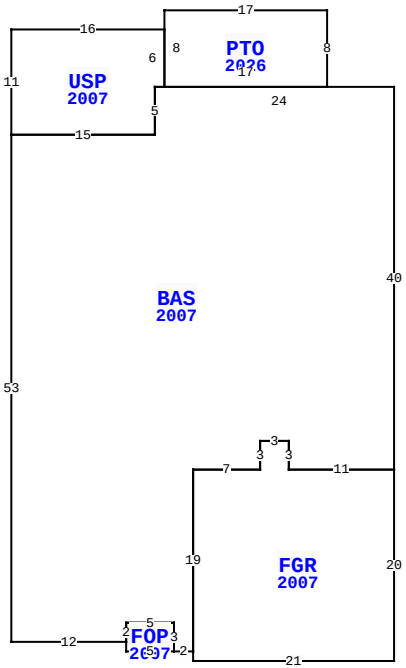
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	2007	1,850	179,161
FGR	429	55	2007	236	22,855
FOP	15	30	2007	4	387
PTO	136	5	2026	7	678
USP	171	30	2007	51	4,939
TOTALS	2,601			2,148	208,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	105.8400	105.84	227,344	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1850 HX Base Yr 2008



76401 DEERWOOD DR, YULEE

BLD DATE	11/01/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,020
TOTAL MARKET OB/XF VALUE		3,058
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,078
SOH/AGL Deduction		117,272
ASSESSED VALUE		148,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,084
TOTAL JUST VALUE		266,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19354	ELEC OTHER	1,500	06/01/2007
M12983	MECH OTHER	0	06/01/2007
M12983	MECH OTHER	0	06/01/2007
C19845	CO ISSUED	161,766	05/01/2007
B19845	NEW CONSTR	161,766	05/01/2007
P12364	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/0461	9/14/2007	WD	Q	I		193,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BURKE ERIC S & AMAN						
1487/0984	3/26/2007	WD	U	V	19	512,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W24 W1 S5 W15 S53 E12 N2 E5 S3 E2 N19 E7 N3 E3 S3 E11 N40 $
FGR=[YR=2007;ORIG=-21,59] S1 E21 N20 W11 N3 W3 S3 W7 S19 $
USP=[YR=2007;ORIG=-24,0] N6 W16 S11 E15 N5 E1 $
FOP=[YR=2007;ORIG=-28,58] S1 E5 N3 W5 S2 $
PTO=[YR=2026;ORIG=-24,-8] E17 S8 W17 N8 $
.

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	676.00	SF	5.20	5.20	100	2007	2007	3	87	3,058	

LAND DESCRIPTION

TOTAL OB/XF 3,058

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