LOT 14
IN OR 1924/1705
TIMBER CREEK PLANTATION #2

COLLINS JASON
76495 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0014-0000

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

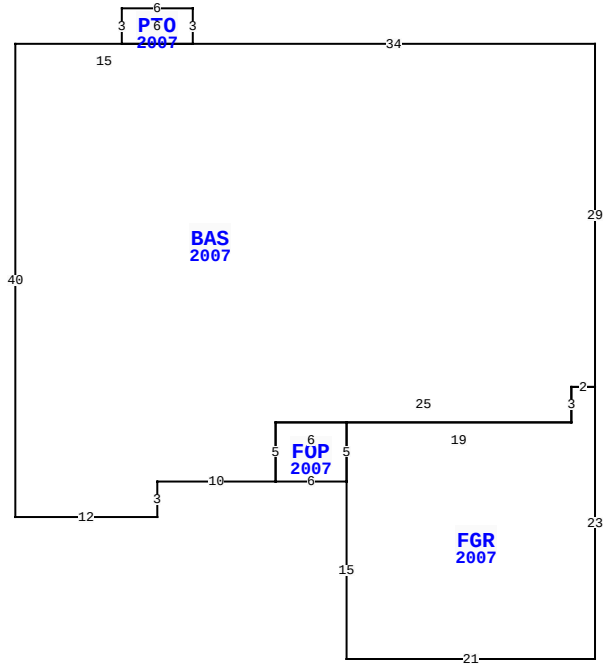
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	2007	1,708	166,941
FGR	426	55	2007	234	22,871
FOP	30	30	2007	9	879
PTO	18	5	2007	1	98
TOTALS	2,182			1,952	190,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	106.8200	106.82	208,513	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1708 HX Base Yr 2015



76495 DEERWOOD DR, YULEE

BLD DATE	01/30/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,789
TOTAL MARKET OB/XF VALUE		3,067
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		248,856
SOH/AGL Deduction		94,678
ASSESSED VALUE		154,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,456
TOTAL JUST VALUE		248,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19766	ELEC OTHER	1,500	08/01/2007
M13182	MECH OTHER	0	08/01/2007
P12551	OTHER	0	07/01/2007
C20154	CO ISSUED	0	06/01/2007
R10519	REPAIR/RRF	2,000	06/01/2007
B20154	NEW CONSTR	141,702	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/1705	6/20/2014	SW	Q	I	01	155,000
GRANTOR: FANNIE MAE						
GRANTEE: COLLINS JASON						
1892/1386	12/05/2013	SW	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W34 PTO=[YR=2007] N3 W6 S3 E6$ W15 S40 E12 N3 E10 FOP=[YR=2007] E6 FGR=[YR=2007] S15 E21 N23 W2 S3 W19 S5$ N5 W6 S5$ N5 E25 N3 E2 N29$.

EXTRA FEATURES

L N	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	678.00	SF	5.20	5.20	100	2007	2007	3	87	3,067	

LAND DESCRIPTION

TOTAL OB/XF 3,067

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS