LOT 16
IN OR 1545/739
TIMBER CREEK PLANTATION #2

YOUNG DAVID A/RAMOS NELLY
76499 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0016-0000

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 70
Interior Floo	08	SHT VINYL 30
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

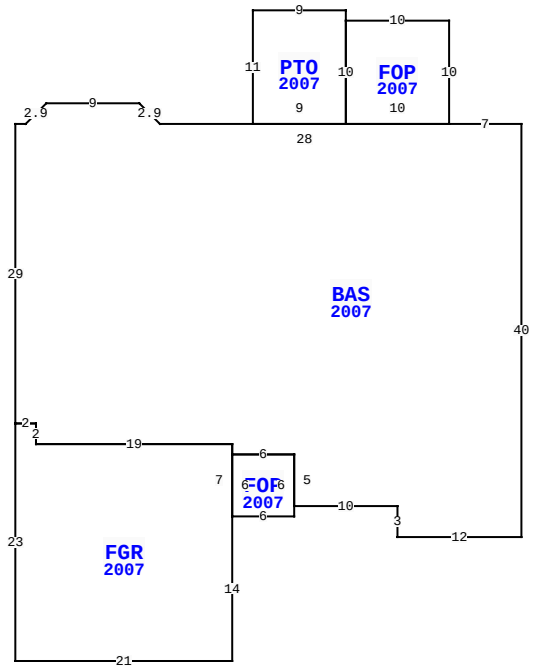
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2007	1,711	167,234
FGR	445	55	2007	245	23,946
FOP	36	30	2007	11	1,075
FOP	100	30	2007	30	2,933
PTO	99	5	2007	5	489
TOTALS	2,391			2,002	195,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	106.8200	106.82	213,854	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1711 HX Base Yr 2008



76499 DEERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,676
TOTAL MARKET OB/XF VALUE		4,234
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		254,910
SOH/AGL Deduction		109,643
ASSESSED VALUE		145,267
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,545
TOTAL JUST VALUE		254,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20106	ELEC OTHER	1,500	10/01/2007
M13360	MECH OTHER	0	10/01/2007
P12698	OTHER	0	09/01/2007
C20450	CO ISSUED	0	08/01/2007
R10673	REPAIR/RRF	2,000	08/01/2007
R10674	REPAIR/RRF	2,000	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/0739	1/09/2008	WD	U	I	21	217,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: YOUNG DAVID A & NEL						
1514/1815	7/25/2007	WD	U	V	19	47,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 FOP=[YR=2007] N10 W10 PTO=[YR=2007] N1 W9 S11 E9 N10$ S10 E10$ W28 U2 L2 W9 D2 L2 W1 S29
FGR=[YR=2007] S23 E21 N14 FOP=[YR=2007] E6 N6 W6 S6$ N7 W19 N2 W2$ E2 S2 E19 S1 E6 S5 E10 S3 E12 N40$.

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	936.00	SF	5.20	5.20	100	2007	2007	3	87	4,234	

LAND DESCRIPTION

TOTAL OB/XF 4,234

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