LOT 17
TIMBER CREEK PLANTATION #2
PB 7/165

CREWS PATRICIA C
76500 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

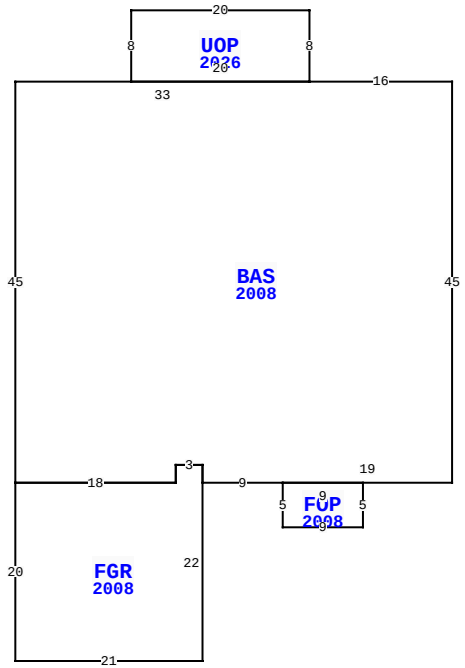
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,199	100	2008	2,199	207,811
FGR	426	55	2008	234	22,113
FOP	45	30	2008	14	1,323
UOP	160	20	2026	32	3,024
TOTALS	2,830			2,479	234,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	102.7200	102.72	254,643	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2199 HX Base Yr 2021



76500 DEERWOOD DR, YULEE

BLD DATE	08/28/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,272
TOTAL MARKET OB/XF VALUE		4,816
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,088
SOH/AGL Deduction		110,860
ASSESSED VALUE		183,228
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		127,506
TOTAL JUST VALUE		294,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009595	REPAIR/RRF	26,300	10/12/2020
C21290	CO ISSUED	0	04/01/2008
P13154	OTHER	0	04/01/2008
R11176	REPAIR/RRF	2,000	04/01/2008
B21290	NEW CONSTR	180,708	04/01/2008
E20104	ELEC OTHER	1,500	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/0026	6/09/2020	WD	Q	I	01	240,000
GRANTOR: SCHOTT MARCUS J & BRI						
GRANTEE: CREWS PATRICIA C						
1585/1151	9/17/2008	WD	Q	I		196,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SCHOTT MARCUS J & B						

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	0811	CONCRETE B	0	100	0	0	925.00	SF	5.20	5.20	100	2008	2008	3	88	4,233	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2008	2008	3	88	583	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W16 W33 S45 E18 N2 E3 S2 E9 E19 N45 $
FGR=[YR=2008;ORIG=-49,45] S20 E21 N22 W3 S2 W18 $
FOP=[YR=2008;ORIG=-19,45] S5 E9 N5 W9 $
UOP=[YR=2026;ORIG=-36,-8] E20 S8 W20 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,816

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 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS