LOT 19
IN OR 1800/724
TIMBER CREEK PLANTATION #2

GAINUS EVANT L
76488 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0019-0000

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

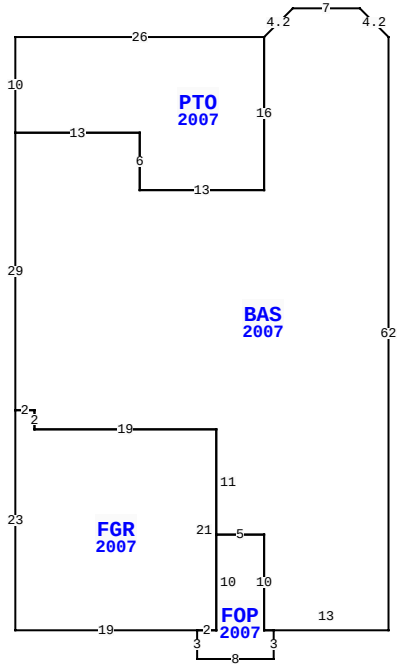
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	2007	1,615	157,850
FGR	445	55	2007	245	23,946
FOP	74	30	2007	22	2,150
PTO	338	5	2007	17	1,662
TOTALS	2,472			1,899	185,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	106.8200	106.82	202,851	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1615 HX Base Yr



76488 DEERWOOD DR, YULEE

BLD DATE	11/30/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,609
TOTAL MARKET OB/XF VALUE	3,602
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,211
SOH/AGL Deduction	3,102
ASSESSED VALUE	241,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,109
TOTAL JUST VALUE	244,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19953	ELEC OTHER	1,500	09/01/2007
M13271	MECH OTHER	0	09/01/2007
C20371	CO ISSUED	0	08/01/2007
R10625	REPAIR/RRF	2,000	08/01/2007
B20371	NEW CONSTR	171,000	08/01/2007
P12640	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1800/0724	4/30/2012	WD	Q	I	02	135,000
GRANTOR: SMELTZ KATHARINE & JE						
GRANTEE: GAINUS EVANT L						
1548/1177	1/30/2008	WD	Q	I		205,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SMELTZ KATHARINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 D3 L3 PTO=[YR=2007] W26 S10 E13 S6 E13 N16$ S16 W13 N6 W13 S29 FGR=[YR=2007] S23 E19 FOP=[YR=2007] S3 E8 N3 W1 N10 W5 S10 W2$ E2 N21 W19 N2W2$ E2S2 E19 S11 E5 S10 E13 N62$.

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	0	0	0	770.00	SF	5.20	5.20	100	2007	2007	3	87	3,483	
2	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2007	2007	3	87	119	

LAND DESCRIPTION

TOTAL OB/XF 3,602

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	0	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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS