LOT 22
IN OR 1568/1666
TIMBER CREEK PLANTATION #2

PIERSON ROY & LISA
76452 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

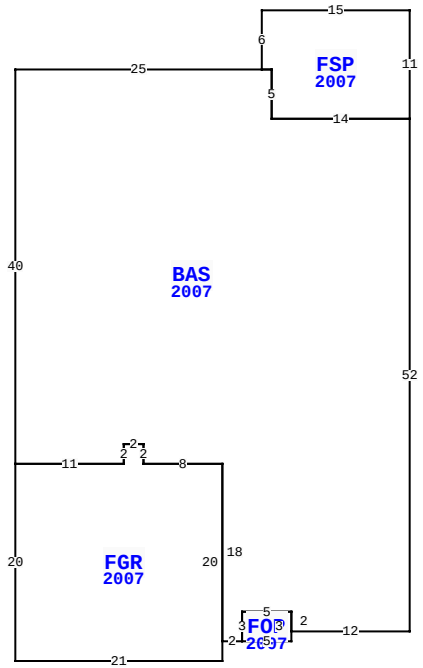
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,841	100	2007	1,841	178,289
FGR	424	55	2007	233	22,565
FOP	15	30	2007	4	387
FSP	160	40	2007	64	6,198
TOTALS	2,440			2,142	207,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	105.8400	105.84	226,709	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1841 HX Base Yr



76452 DEERWOOD DR, YULEE

BLD DATE	01/24/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,439
TOTAL MARKET OB/XF VALUE		4,168
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,607
SOH/AGL Deduction		3,303
ASSESSED VALUE		263,304
TOTAL EXEMPTION VALUE	13	263,304
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250004226	866-303 855-527	59,000	04/22/2025
E19840	ELEC OTHER	1,500	08/01/2007
M13206	MECH OTHER	0	08/01/2007
C20187	CO ISSUED	0	07/01/2007
B20187	NEW CONSTR	162,492	07/01/2007
P12558	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1666	5/29/2008	WD	Q	I		196,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PIERSON ROY & LISA						
1498/0776	5/10/2007	WD	U	V	19	281,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-15,6] W25 S40 E11 N2 E2 S2 E8 S18 E2 N3 E5 S2 E12 N52 W14 N5 W1 $
FGR=[YR=2007;ORIG=-40,46] S20 E21 N20 W8 N2 W2 S2 W11 $
FSP=[YR=2007;ORIG=0,0] W15 S6 E1 S5 E14 N11 $
FOP=[YR=2007;ORIG=-17,64] E5 N3 W5 S3 $
.

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	880.00	SF	5.20	5.20	100	2007	2007	3	87	3,981	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2007	2007	3	87	187	

LAND DESCRIPTION

TOTAL OB/XF 4,168

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