LOT 24
IN OR 1542/1856
TIMBER CREEK PLANTATION #2

**NUNEZ-PACHECO CARLOS A & CAROLINA V**
76434 DEERWOOD DRIVE
YULEE, FL 32097

**2025**

**11-2N-26-2051-0024-0000**

## BUILDING CHARACTERISTICS

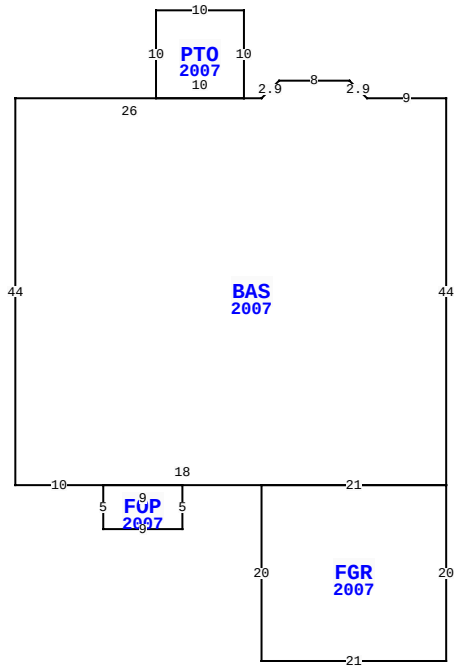
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,176 | 100 | 2007 | 2,176 | 216,387 |
| FGR | 420 | 55 | 2007 | 231 | 22,971 |
| FOP | 45 | 30 | 2007 | 14 | 1,393 |
| PTO | 100 | 5 | 2007 | 5 | 497 |
| TOTALS | 2,741 | | | 2,426 | 241,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,426 | 108.6820 | 108.68 | 263,658 | 2007 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2008 Heated Area: 2176 HX Base Yr 2008




76434 DEERWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/21/2007 KW | 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 | | 241,247 |
| TOTAL MARKET OB/XF VALUE | | 3,303 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 299,550 |
| SOH/AGL Deduction | | 129,195 |
| ASSESSED VALUE | | 170,355 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 119,633 |
| TOTAL JUST VALUE | | 299,550 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,785 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E20107 | ELEC OTHER | 1,500 | 10/01/2007 |
| M13359 | MECH OTHER | 0 | 10/01/2007 |
| C20522 | CO ISSUED | 0 | 09/01/2007 |
| B20522 | NEW CONSTR | 180,708 | 09/01/2007 |
| P12723 | OTHER | 0 | 09/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1542/1856 | 12/27/2007 | WD | Q | I | | 234,700 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: NUNEZ-PACHECO CARLO | | | | | | |
| 1519/1301 | 8/16/2007 | WD | U | V | 19 | 143,100 |
| GRANTOR: TIMBER CREEK LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W9 U2 L2 W8 D2 L2 W2 PTO=[YR=2007] N10 W10 S10 E10$ W26 S44 E10 FOP=[YR=2007] S5 E9 N5 W9$ E18 FGR=[YR=2007] S20 E21 N20 W21$ E21 N44$.

## 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 | 730.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 3,303 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,303

| 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