LOT 98
IN OR 1825/1400
TIMBER CREEK PLANTATION #2

MATHEWS MARGARET K
76406 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0098-0000

BUILDING CHARACTERISTICS

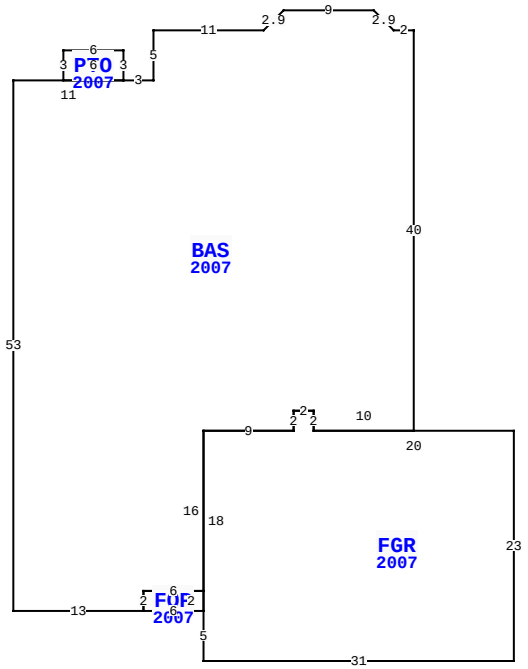
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,878	100	2007	1,878	181,873
FGR	717	55	2007	394	38,156
FOP	12	30	2007	4	387
PTO	18	5	2007	1	97
TOTALS	2,625			2,277	220,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	105.8400	105.84	240,998	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1878 HX Base Yr 2013



76406 DEERWOOD DR, YULEE

BLD DATE	11/30/2007 DJ	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	220,513
TOTAL MARKET OB/XF VALUE	10,458
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	285,971
SOH/AGL Deduction	121,601
ASSESSED VALUE	164,370
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	113,648
TOTAL JUST VALUE	285,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19490	ELEC OTHER	1,500	06/01/2007
M13057	MECH OTHER	0	06/01/2007
C19849	CO ISSUED	168,630	05/01/2007
B19849	NEW CONSTR	168,630	05/01/2007
P12365	OTHER	0	05/01/2007
R10323	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/1400	10/26/2012	WD	Q	I	02	130,000
GRANTOR: BOLDT MATTHEW						
GRANTEE: MATHEWS MARGARET K						
1528/0935	10/03/2007	WD	Q	I		225,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOLDT MATTHEW S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W9 D2 L2 W11 S5 W3 PTO=[YR=2007] N3 W6 S3 E6 $ W11 S53 E13 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E31 N23 W20 N2W2S2 W9 S18$ N2 W6 S2$ N2 E6 N16 E9 N2E2S2 E10 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	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00	4.00	100	2007	2007	3	87	3,985	
2	0476	VF 6 SBPL	0	100	0	0	206.00	LF	32.00	32.00	100	2017	2017	3	90	5,933	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 10,458

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