LOT 174
IN OR 1753/1696
TIMBER CREEK PLANTATION #1

MCMULLEN SEAN E & KATHYRN E
76076 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2050-0174-0000

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

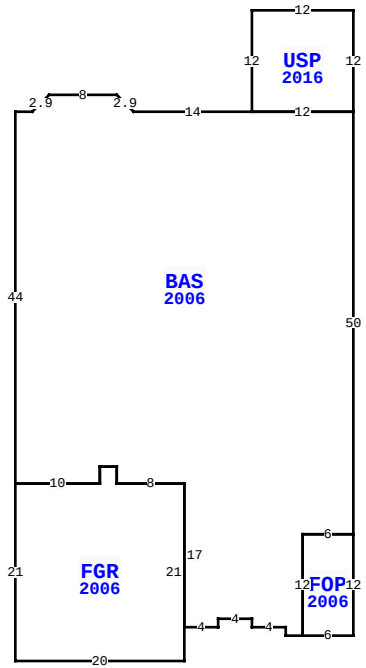
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2006	2,048	204,064
FGR	424	55	2006	233	23,216
FOP	72	30	2006	22	2,192
USP	144	30	2016	43	4,284
TOTALS	2,688			2,346	233,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,346	104.8600	110.10	258,295	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 2048 HX Base Yr



76076 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	287,757
SOH/AGL Deduction	0
ASSESSED VALUE	287,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,757
TOTAL JUST VALUE	287,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15924	NEW CONSTR	147,911	02/22/2006
E16392	ELEC OTHER	1,500	12/01/2005
M10675	MECH OTHER	0	11/01/2005
P10018	OTHER	0	09/01/2005
R08142	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1753/1696	8/18/2011	WD	U	I	12	143,500
GRANTOR: MORRISON CHRISTOPHER						
GRANTEE: MCMULLEN SEAN E & K						
1392/1742	3/02/2006	WD	Q	I		207,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MORRISON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W12 S12 BAS=[YR=2006] W14 L2 U2 W8 D2 L2 W2 S44 FGR=[YR=2006] S21 E20 N21 W8 N2 W2 S2 W10$ E10 N2 E2 S2 E8 S17 E4 N1 E4 S1 E4 S1 E2 FOP=[YR=2006] E6 N12 W6 S12$ N12 E6 N50 W12$ E12 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS