LOT 183
IN OR 1882/1644
TIMBER CREEK PLANTATION #1

HUGHES ASHLEY G
76260 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2050-0183-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

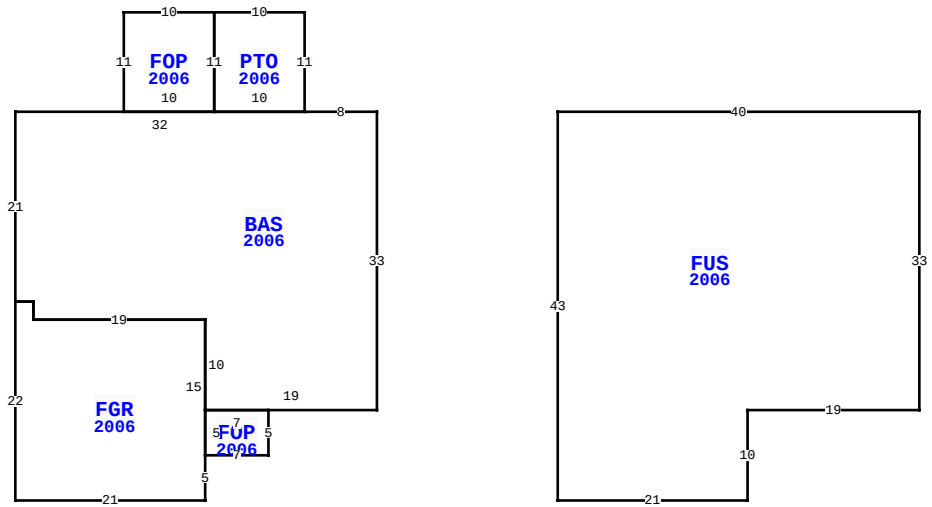
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,106	100	2006	1,106	105,709
FGR	424	55	2006	233	22,269
FOP	35	30	2006	10	956
FOP	110	30	2006	33	3,154
FUS	1,530	100	2006	1,530	146,233
PTO	110	5	2006	6	574
TOTALS	3,315			2,918	278,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,918	100.5800	105.61	308,170	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2015 Heated Area: 2636 HX Base Yr 2015



76260 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		278,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		332,894
SOH/AGL Deduction		120,740
ASSESSED VALUE		212,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,743
TOTAL JUST VALUE		332,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210130	REPAIR/RRF	14,000	07/01/2022
22006786	REMODEL	2,500	05/02/2022
E17196	ELEC OTHER	1,500	04/01/2006
M11420	MECH OTHER	0	04/01/2006
C17104	CO ISSUED	177,857	02/01/2006
R08903	REPAIR/RRF	2,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1882/1644	9/30/2013	WD	Q	I	02	148,000
GRANTOR: KYSER JOHN H III & CH						
GRANTEE: HUGHES ASHLEY G &						
1448/0799	9/29/2006	WD	Q	I		246,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KYSER JOHN H III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 PTO=[YR=2006] N11 W10 FOP=[YR=2006]W10 S11 E10 N11$ S11 E10 $ W32 S21 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006]E7 N5 W7 S5$N15 W19 N2 W2$ E2S2 E19S10 E19 N33$ PTR=E 20 FUS=[YR=2006] E40 S33 W19 S10 W21 N43$ W20$.

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	100	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS