LOT 184
TIMBER CREEK PLANTATION #1
PB 6/394

RESICAP FLORIDA OWNER II LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326

2026

11-2N-26-2050-0184-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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

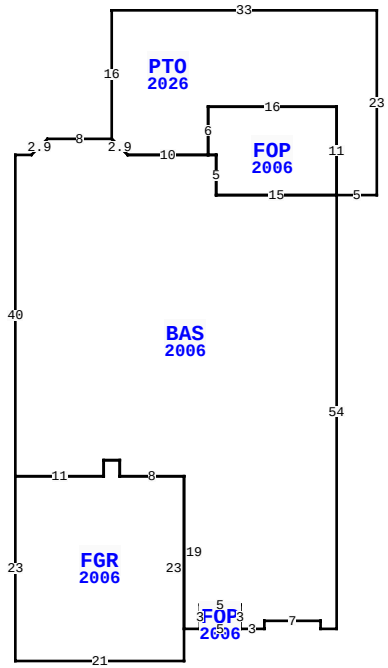
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	2006	1,880	199,932
FGR	487	55	2006	268	28,501
FOP	15	30	2006	4	425
FOP	171	30	2006	51	5,424
PTO	521	5	2026	26	2,765
TOTALS	3,074			2,229	237,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	111.9160	117.51	261,930	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2023 Heated Area: 1880 HX Base Yr



76270 DEERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	237,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	291,047
SOH/AGL Deduction	0
ASSESSED VALUE	291,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,047
TOTAL JUST VALUE	291,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17276	ELEC OTHER	1,500	05/01/2006
M11461	MECH OTHER	0	05/01/2006
P10908	OTHER	0	03/01/2006
C17103	CO ISSUED	123,513	02/01/2006
R08902	REPAIR/RRF	2,000	02/01/2006
B17103	NEW CONSTR	123,513	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1534	3/14/2022	WD	Q	I	01	345,000
GRANTOR: PASARELL MANUEL P						
GRANTEE: RESICAP FLORIDA OWN						
2370/0479	5/27/2020	SW	U	I	12	220,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: PASARELL MANUEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-16,6] W10 U2L2 W8 D2L2 W2 S40 E11 N2 E2 S2 E8 S19 E2 N3 E5 S3 E3 N1 E7 S1 E2 N54 W15 N5 W1 $
FGR=[YR=2006;ORIG=-40,46] S23 E21 N23 W8 N2 W2 S2 W11 $
FOP=[YR=2006;ORIG=0,0] W16 S6 E1 S5 E15 N11 $
FOP=[YR=2006;ORIG=-17,65] E5 N3 W5 S3 $
PTO=[YR=2026;ORIG=-28,4] N16 E33 S23 W5 N11 W16 S6 W10 U2L2 $
.

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