LOT 187
TIMBER CREEK PLANTATION #1
PB 6/394

AH4R PROPERTIES TWO LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

11-2N-26-2050-0187-0000

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	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

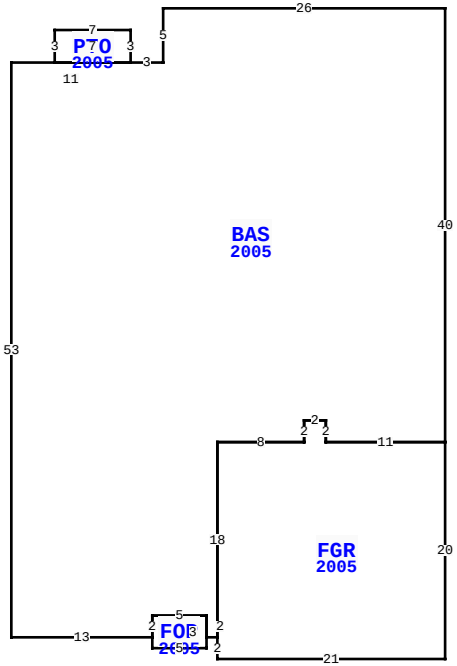
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2005	1,858	190,313
FGR	424	55	2005	233	23,866
FOP	15	30	2005	4	410
PTO	21	5	2005	1	103
TOTALS	2,318			2,096	214,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	108.3880	113.81	238,546	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1858 HX Base Yr



76015 DEERWOOD DR, YULEE

BLD DATE	01/28/2013 KK	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	214,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	268,691
SOH/AGL Deduction	0
ASSESSED VALUE	268,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,691
TOTAL JUST VALUE	268,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514182	ELEC OTHER	1,500	02/01/2005
B13739	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/1909	2/08/2019	WD	Q	I	01	195,000
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: AH4R PROPERTIES TWO						
1885/1415	10/18/2013	SW	Q	I	02	127,000
GRANTOR: DODGE NP JR TRUSTEE						
GRANTEE: PATEL PARBHUBHAI N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 S5 W3 PTO=[YR=2005] N3 W7 S3 E7$ W11 S53 E13 FOP=[YR=2005] S1 E5 N3 W5 S2$ N2 E5 S2 E1 FGR=[YR=2005] S2 E21 N20 W11 N2 W2 S2 W8 S18$ N18 E8 N2 E2 S2 E11 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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