

LOT 189
IN OR 2155/1105
TIMBER CREEK PLANTATION #1

LUKASIK DAWN MARIE
76037 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2050-0189-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
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	1,660	100	2005	1,660	169,106
DCK	140	10	2022	14	1,427
FGR	426	55	2005	234	23,837
FOP	60	30	2005	18	1,833
PTO	18	5	2005	1	102
STP	4	10	2005	0	0
TOTALS	2,308			1,927	196,305

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,927	107.8000	113.19	218,117	2005	2005	0	0	10.00	90.00
1 SINGLE FAM		100% - 2018		Heated Area: 1660				HX Base Yr 2018			

BLD DATE		LGL DATE	
XE DATE		LAND DATE	04/09/2026

MLU