LOT 190
TIMBER CREEK PLANTATION #1
PB 6/394

BURDEN ANTONIO & HANNAH
76049 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2050-0190-0000

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

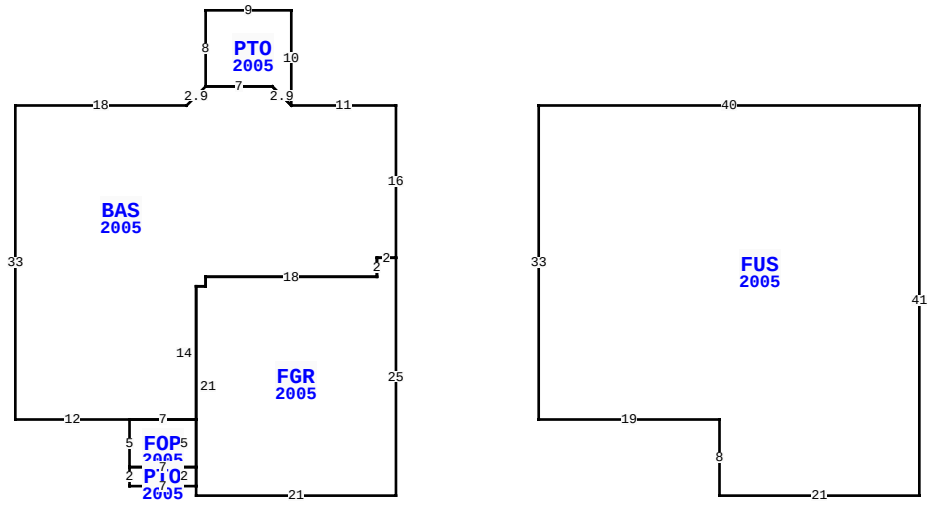
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	2005	1,020	99,750
FGR	486	55	2005	267	26,111
FOP	35	30	2005	10	978
FUS	1,488	100	2005	1,488	145,517
PTO	14	5	2005	1	98
PTO	74	5	2005	4	392
TOTALS	3,117			2,790	272,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,790	103.4880	108.66	303,161	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 2508 HX Base Yr



76049 DEERWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE		
XF DATE			LAND DATE	04/09/2026	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,845
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	326,845
SOH/AGL Deduction	0
ASSESSED VALUE	326,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,845
TOTAL JUST VALUE	326,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14859	ELEC OTHER	1,500	04/01/2005
M09492	MECH OTHER	0	03/01/2005
P09138	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0072	8/20/2020	WD	Q	I	01	289,900
GRANTOR: HAGAN JACOB WILLIAM &						
GRANTEE: BURDEN ANTONIO & HA						
2067/0779	8/05/2016	SW	U	I	12	156,400
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: HAGAN JACOB WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 PTO=[YR=2005] N10 W9 S8 E7 D2 R2 $ U2 L2 W7 D2 L2 W18 S33 E12 FOP=[YR=2005] S5 PTO=[YR=2005] S2 E7 FGR=[YR=2005] S1 E21 N25 W2 S2 W18 S1 W1 S21$ N2 W7 $ E7 N5 W7$ E7 N14 E1 N1 E18 N2 E2 N16$ PTR=E15 FUS=[YR=2005] E40 S41 W21 N8 W19 N33$ W15$.

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