LOT 195
IN OR 1404/848
TIMBER CREEK PLANTATION #1

ROHRBAUGH IRMA
76107 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2050-0195-0000

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 70
Interior Floo	08	SHT VINYL 30
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

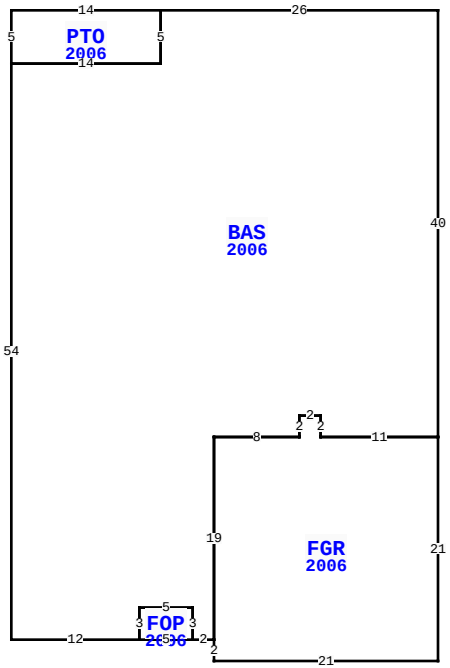
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2006	1,872	188,272
FGR	445	55	2006	245	24,640
FOP	15	30	2006	4	403
PTO	70	5	2006	4	403
TOTALS	2,402			2,125	213,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	105.8400	111.13	236,151	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2007 Heated Area: 1872 HX Base Yr 2007



76107 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		213,717
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		267,717
SOH/AGL Deduction		109,214
ASSESSED VALUE		158,503
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		52,092
TOTAL JUST VALUE		267,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15762	NEW CONSTR	136,143	02/10/2006
E16042	ELEC OTHER	1,500	10/01/2005
M10432	MECH OTHER	0	10/01/2005
P09956	OTHER	0	08/01/2005
R08025	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0848	4/17/2006	WD	Q	I		215,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROHRBAUGH NEAL L SR						
1310/0790	4/18/2005	WD	U	V	19	116,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 PTO=[YR=2006] W14 S5 E14 N5$ S5 W14 S54 E12 FOP=[YR=2006] E5 N3 W5 S3$ N3 E5 S3 E2 FGR=[YR=2006] S2 E21 N21 W11 N2 W2 S2 W8 S19 $ N19 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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS