

LOT 196
IN OR 1986/1179
TIMBER CREEK PLANTATION #1

SHUCK JESSE C & JESSICA L
76117 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2050-0196-0000



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		4 100
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	1,279	100	2006	1,279	119,638
FGR	447	55	2006	246	23,011
FOP	42	30	2006	13	1,216
FUS	1,537	100	2006	1,537	143,772
TOTALS	3,305			3,075	287,638

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	0	0	256.00	SF	35.00	35.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100013,07598.4400103.36317,832200620060009.5090.50

1 SINGLE FAM100% - 2016Heated Area: 2816HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2026

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		287,638	
TOTAL MARKET OB/XF VALUE		6,093	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		347,731	
SOH/AGL Deduction		121,736	
ASSESSED VALUE		225,995	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		169,584	
TOTAL JUST VALUE		347,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011562	REPAIR/RRF	13,943	08/31/2021
E16457	ELEC OTHER	1,500	12/01/2005
M10433	MECH OTHER	0	10/01/2005
P10198	OTHER	0	10/01/2005
C16106	CO ISSUED	199,245	09/01/2005
R08257	REPAIR/RRF	2,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1986/1179	6/04/2015	WD	Q	I	02
GRANTOR: DICARLANTONIO GUISEP					
GRANTEE: SHUCK JESSE C & JES					
1703/0072	9/28/2010	WD	U	I	11
GRANTOR: FEDERAL HOME LOAN MOR					
GRANTEE: DICARLANTONIO GUISS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W40 S40 E12 FOP=[YR=2006] S6 E7 FGR=[YR=2006] E21 N23 W3 S2 W18 S21\$ N6 W7\$ E7 N15 E18 N2 E3 N23\$ PTR=N20 FUS=[YR=2006] N23 W7 S9 E7 S14 W19 N40 E40 S40 W21\$ S20\$.											