LOT 210
TIMBER CREEK PLANTATION #1
PB 6/394

MEDELLIN BRIAN & ASHLEY
76273 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2050-0210-0000

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		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

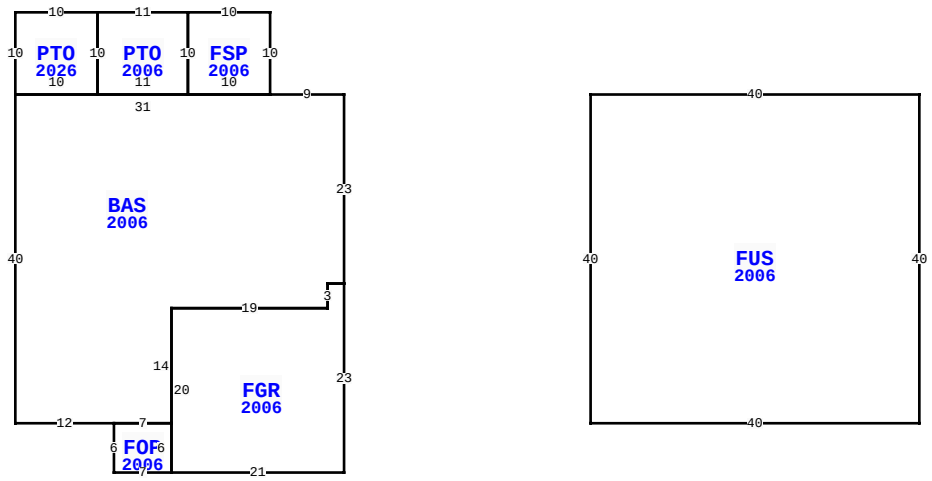
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2006	1,300	123,427
FGR	426	55	2006	234	22,217
FOP	42	30	2006	13	1,234
FSP	100	40	2006	40	3,797
FUS	1,600	100	2006	1,600	151,910
PTO	110	5	2006	6	569
PTO	100	5	2026	5	475
TOTALS	3,678			3,198	303,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,198	99.9120	104.91	335,502	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2023 Heated Area: 2900 HX Base Yr



76273 DEERWOOD DR, YULEE

BLD DATE	02/05/2013	KK	LGL DATE	
XF DATE	03/02/2007	OOTO	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,629
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	357,629
SOH/AGL Deduction	0
ASSESSED VALUE	357,629
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,629
TOTAL JUST VALUE	357,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17871	ADDITION	1,700	10/31/2006
E16856	ELEC OTHER	1,500	03/01/2006
M11100	TANKS/BLRS	0	02/01/2006
C16872	CO ISSUED	199,245	01/01/2006
R08755	REPAIR/RRF	2,000	01/01/2006
B16872	NEW CONSTR	199,245	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0850	8/10/2022	WD	Q	I	01	425,000
GRANTOR: HOPKINS LAURA & RYAN						
GRANTEE: MEDELLIN BRIAN & AS						
2458/1774	4/28/2021	WD	Q	I	01	310,000
GRANTOR: HINSON THOMAS A & JEN						
GRANTEE: HOPKINS LAURA & RYA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=30,0] E40 S40 W40 N40 $
BAS=[YR=2006;ORIG=0,0] W9 W31 S40 E12 E7 N14 E19 N3 E2 N23 $
FGR=[YR=2006;ORIG=-21,46] E21 N23 W2 S3 W19 S20 $
PTO=[YR=2006;ORIG=-19,-10] W11 S10 E11 N10 $
FSP=[YR=2006;ORIG=-9,0] N10 W10 S10 E10 $
FOP=[YR=2006;ORIG=-28,40] S6 E7 N6 W7 $
PTR=[ORIG=0,0] E30 W30 $
PTO=[YR=2026;ORIG=-40,-10] E10 S10 W10 N10 $
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EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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