LOT 2
TIMBER CREEK PLANTATION #2
PB 7/165

BERCICH AUGUST ANTHONY
76321 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0002-0000

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	08	SHT VINYL 20
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

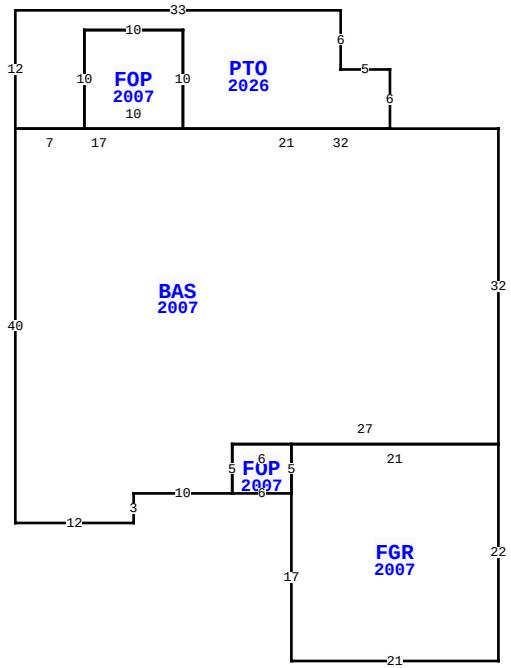
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	2007	1,714	174,940
FGR	462	55	2007	254	25,925
FOP	30	30	2007	9	918
FOP	100	30	2007	30	3,062
PTO	326	5	2026	16	1,633
TOTALS	2,632			2,023	206,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	106.8200	112.16	226,900	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2026 Heated Area: 1714 HX Base Yr 2026



76321 DEERWOOD DR, YULEE

BLD DATE	01/28/2013	KK	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		206,479
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		263,594
SOH/AGL Deduction		0
ASSESSED VALUE		263,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,183
TOTAL JUST VALUE		263,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19159	ELEC OTHER	1,500	04/01/2007
M12879	MECH OTHER	0	04/01/2007
P12279	OTHER	0	04/01/2007
C19685	CO ISSUED	0	03/01/2007
R10235	REPAIR/RRF	2,000	03/01/2007
B19685	NEW CONSTR	150,810	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0618	5/07/2021	WD	Q	I	01	260,000
GRANTOR: ZUIDEMA TODD W						
GRANTEE: BERCICH AUGUST ANTH						
1516/0346	8/01/2007	WD	Q	I		205,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ZUIDEMA TODD W						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W32 W17 S40 E12 N3 E10 N5 E27 N32 $
FGR=[YR=2007;ORIG=-21,37] S17 E21 N22 W21 S5 $
FOP=[YR=2007;ORIG=-32,0] N10 W10 S10 E10 $
FOP=[YR=2007;ORIG=-27,37] E6 N5 W6 S5 $
PTO=[YR=2026;ORIG=-49,0] N12 E33 S6 E5 S6 W21 N10 W10 S10 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	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