LOT 4
IN OR 1522/756
TIMBER CREEK PLANTATION #2

KIMBERLY CATHERINE & TRAVIS
76345 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0004-0000

BUILDING CHARACTERISTICS

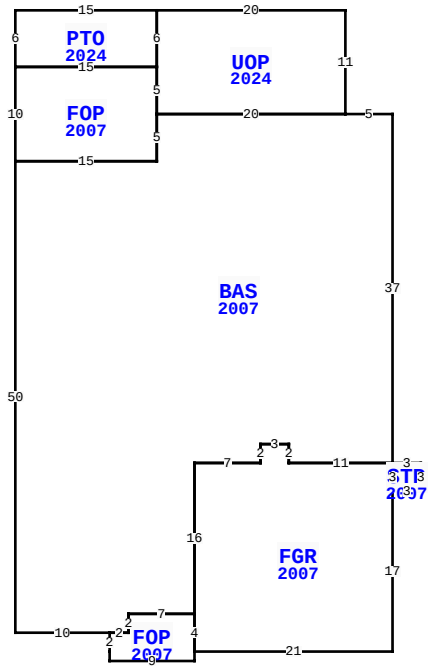
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,727	100	2007	1,727	179,861
FGR	426	55	2007	234	24,370
FOP	41	30	2007	12	1,250
FOP	150	30	2007	45	4,687
PTO	90	5	2024	4	417
STP	9	10	2007	1	104
UOP	220	20	2024	44	4,582
TOTALS	2,663			2,067	215,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	110.6420	116.17	240,123	2007	2007	0	0	0	10.35	89.65

1 SINGLE FAM 100% - 2008 Heated Area: 1727 HX Base Yr 2008



76345 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,270
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		269,270
SOH/AGL Deduction		122,097
ASSESSED VALUE		147,173
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,762
TOTAL JUST VALUE		269,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12584	UOP (20X11)	6,901	09/29/2023
2003641	REPAIR/RRF	10,000	04/30/2020
C19741	CO ISSUED	0	04/01/2007
B19741	NEW CONSTR	165,396	04/01/2007
R10267	REPAIR/RRF	2,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/0756	8/30/2007	WD	Q	I		219,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KIMBERLY CATHERINE						
1480/1624	2/23/2007	WD	U	V	19	139,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W5 W20 S5 W15 S50 E10 E2 N2 E7 N16 E7 N2 E3 S2 E11 N37 $
FGR=[YR=2007;ORIG=-21,57] E21 N17 N3 W11 N2 W3 S2 W7 S16 S4 $
UOP=[YR=2024;ORIG=-25,0] E20 N11 W20 S6 S5 $
FOP=[YR=2007;ORIG=-25,0] N5 W15 S10 E15 N5 $
PTO=[YR=2024;ORIG=-25,-5] N6 W15 S6 E15 $
FOP=[YR=2007;ORIG=-30,55] S2 S1 E9 N1 N4 W7 S2 W2 $
STP=[YR=2007;ORIG=0,40] E3 N3 W3 S3 $
.

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 12/11/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS