LOT 5
TIMBER CREEK PLANTATION #2
PB 7/165

ALSTON MICHELE D/FLEMING THOMAS L
76355 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0005-0000

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

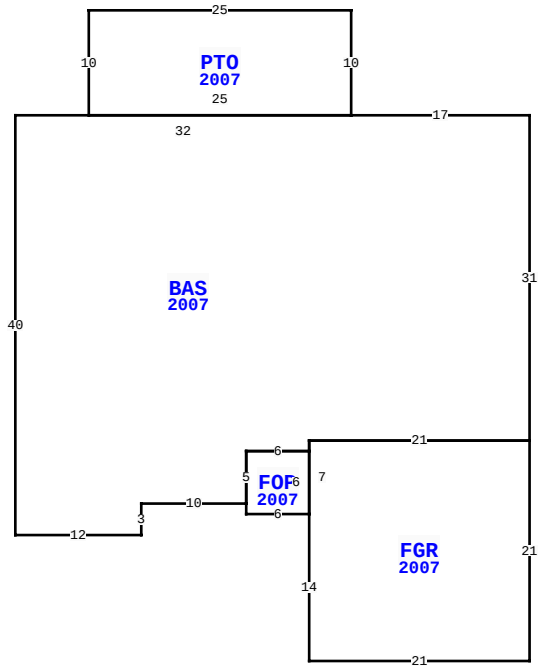
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	2007	1,693	172,797
FGR	441	55	2007	243	24,802
FOP	36	30	2007	11	1,123
PTO	250	5	2007	12	1,225
TOTALS	2,420			1,959	199,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	106.8200	112.16	219,721	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2023 Heated Area: 1693 HX Base Yr 2023



76355 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		199,946
TOTAL MARKET OB/XF VALUE		3,691
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		257,637
SOH/AGL Deduction		35,635
ASSESSED VALUE		222,002
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		120,591
TOTAL JUST VALUE		257,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300558	MH MOVE-ON	18,500	01/13/2023
E19679	ELEC OTHER	1,500	07/01/2007
M13137	MECH OTHER	0	07/01/2007
C20068	CO ISSUED	0	06/01/2007
P12488	OTHER	0	06/01/2007
R10466	REPAIR/RRF	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2547/0024	3/14/2022	WD	Q	I	01	335,000
GRANTOR: WILHITE COREY L						
GRANTEE: ALSTON MICHELE D &						
1535/1188	11/14/2007	WD	Q	I		159,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WILHITE COREY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17PTO=[YR=2007] N10 W25 S10 E25$ W32 S40 E12 N3 E10 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S14 E21 N21 W21 S7$ N6 W6 S5$ N5 E6 N1 E21 N31$.

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	
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2011	2011	3	40	576	

LAND DESCRIPTION

TOTAL OB/XF 3,691

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