LOT 9
IN OR 1525/461
TIMBER CREEK PLANTATION #2

BURKE ERIC S & AMANDA L
45792 PICKETT ST
CALLAHAN, FL 32011

2026

11-2N-26-2051-0009-0000

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

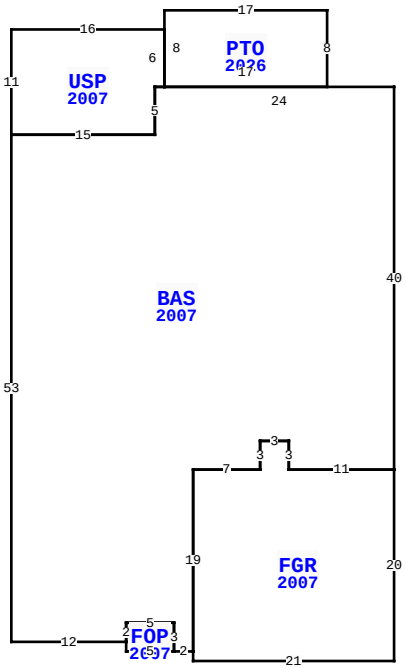
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	2007	1,850	187,088
FGR	429	55	2007	236	23,867
FOP	15	30	2007	4	405
PTO	136	5	2026	7	708
USP	171	30	2007	51	5,158
TOTALS	2,601			2,148	217,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	105.8400	111.13	238,707	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2026 Heated Area: 1850 HX Base Yr



76401 DEERWOOD DR, YULEE

BLD DATE	11/01/2007 JM	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	217,223
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	271,223
SOH/AGL Deduction	0
ASSESSED VALUE	271,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,223
TOTAL JUST VALUE	271,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19354	ELEC OTHER	1,500	06/01/2007
M12983	MECH OTHER	0	06/01/2007
M12983	MECH OTHER	0	06/01/2007
C19845	CO ISSUED	161,766	05/01/2007
B19845	NEW CONSTR	161,766	05/01/2007
P12364	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/0461	9/14/2007	WD	Q	I		193,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BURKE ERIC S & AMAN						
1487/0984	3/26/2007	WD	U	V	19	512,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W24 W1 S5 W15 S53 E12 N2 E5 S3 E2 N19 E7 N3 E3 S3 E11 N40 $
FGR=[YR=2007;ORIG=-21,59] S1 E21 N20 W11 N3 W3 S3 W7 S19 $
USP=[YR=2007;ORIG=-24,0] N6 W16 S11 E15 N5 E1 $
FOP=[YR=2007;ORIG=-28,58] S1 E5 N3 W5 S2 $
PTO=[YR=2026;ORIG=-24,-8] E17 S8 W17 N8 $
.

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	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