LOT 10
IN OR 2083/578
TIMBER CREEK PLANTATION #2

503 CENTRE STREET LLC
PO BOX 17529
FERNANDINA BEACH, FL 32035

2026

11-2N-26-2051-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

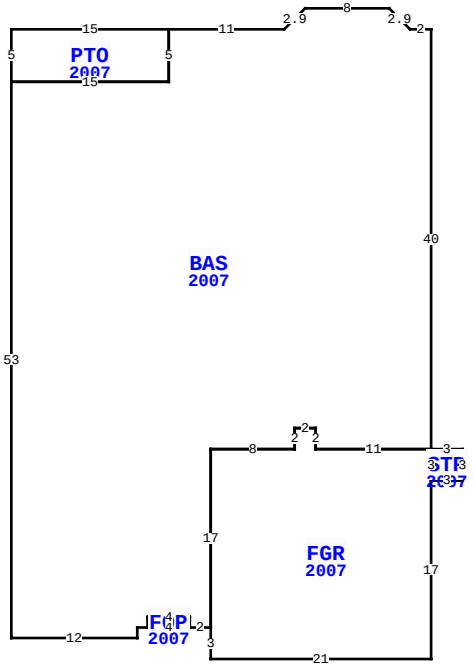
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,872	100	2007	1,872	189,312
FGR	424	55	2007	233	23,563
FOP	4	30	2007	1	101
PTO	75	5	2007	4	405
STP	9	10	2007	1	101
TOTALS	2,384			2,111	213,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	105.8400	111.13	234,595	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 1872 HX Base Yr



76417 DEERWOOD DR, YULEE

BLD DATE	10/30/2007 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	213,481
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	267,481
SOH/AGL Deduction	0
ASSESSED VALUE	267,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,481
TOTAL JUST VALUE	267,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19611	ELEC OTHER	1,500	07/01/2007
M13092	MECH OTHER	0	07/01/2007
P12436	OTHER	0	06/01/2007
C19976	CO ISSUED	157,740	05/01/2007
B19976	NEW CONSTR	157,740	05/01/2007
R10406	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2083/0578	10/20/2016	WD	U	I	38	125,000
GRANTOR: MCKNIGHT REX III						
GRANTEE: 503 CENTRE STREET L						
2075/0513	9/28/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCKNIGHT REX III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2007] W15 S5 E15 N5$ S5 W15 S53 E12 N1 E1 FOP=[YR=2007] E4 N1 W4 S1$ N1 E4 S1 E2 FGR=[YR=2007] S3 E21 N17 STP=[YR=2007] E3 N3 W3 S3$ N3 W11 N2 W2 S2 W8 S17$ N17 E8 N2 E2 S2 E11 N40$.

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