LOT 13
TIMBER CREEK PLANTATION #2
PB 7/165

SPATES CORP LLC
76469 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0013-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

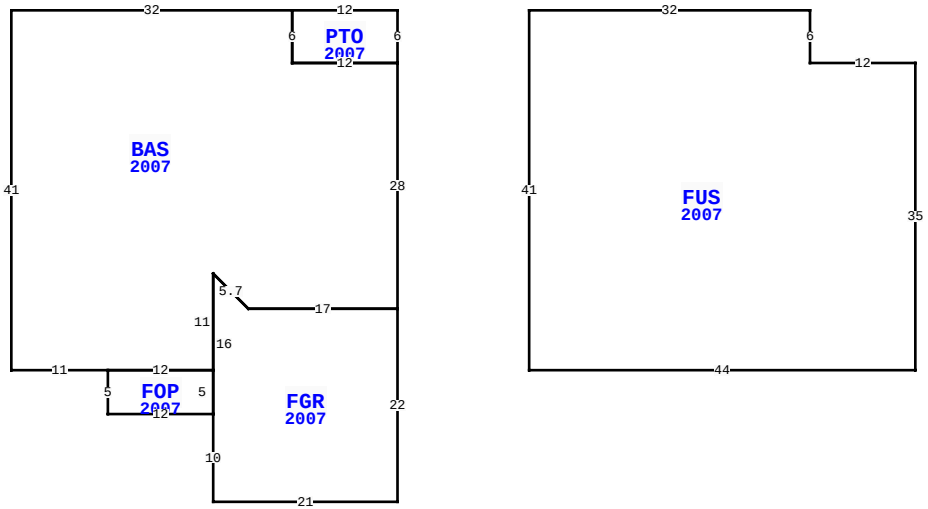
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100	2007	1,577	147,683
FGR	470	55	2007	258	24,161
FOP	60	30	2007	18	1,685
FUS	1,732	100	2007	1,732	162,198
PTO	72	5	2007	4	375
TOTALS	3,911			3,589	336,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,589	98.0100	102.91	369,344	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2024 Heated Area: 3309 HX Base Yr



76469 DEERWOOD DR, YULEE

BLD DATE	04/30/2008 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	336,103
TOTAL MARKET OB/XF VALUE	1,780
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	391,883
SOH/AGL Deduction	0
ASSESSED VALUE	391,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,883
TOTAL JUST VALUE	391,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19954	ELEC OTHER	1,500	09/01/2007
M13270	MECH OTHER	0	09/01/2007
C20372	CO ISSUED	0	08/01/2007
R10626	REPAIR/RRF	2,000	08/01/2007
B20372	NEW CONSTR	250,800	08/01/2007
P12642	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/97	9/07/2023	QC	U	I	11	100
GRANTOR: SPATES JAMES L						
GRANTEE: SPATES CORP LLC						
1693/0595	8/10/2010	QC	U	I	11	100
GRANTOR: SPATES LUISA M & JAME						
GRANTEE: SPATES JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W12 BAS=[YR=2007] W32 S41 E11 FOP=[YR=2007] S5 E12 FGR=[YR=2007] S10 E21 N22 W17 U4 L4 S16$ N5 W12$ E12 N11 D4 R4 E17 N28 W12 N6$ S6 E12 N6$ PTR=E15 FUS=[YR=2007] E32 S6 E12 S35 W44 N41$ W15$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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