LOT 18
IN OR 2170/551
TIMBER CREEK PLANTATION #2

GARDNER TIMOTHY P & GENEVIEVE
76498 DEERWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0018-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

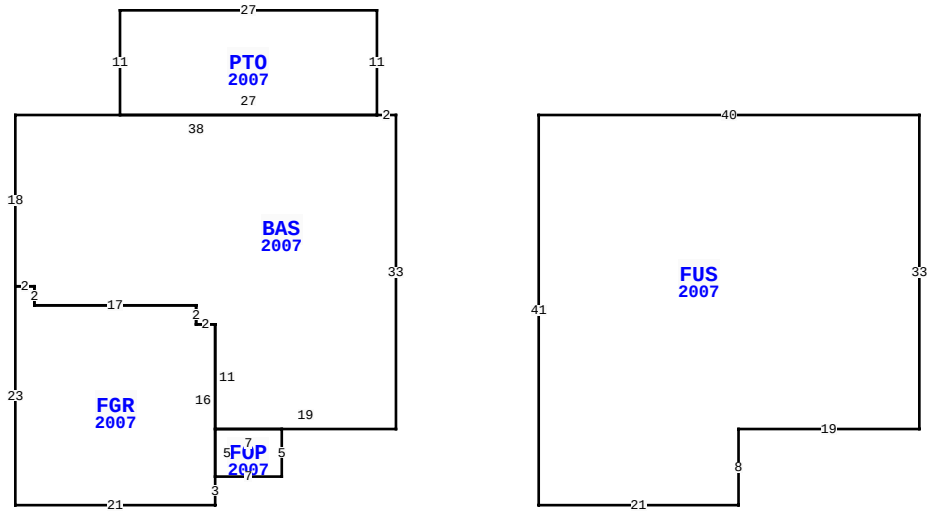
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	2007	1,047	102,765
FGR	441	55	2007	243	23,851
FOP	35	30	2007	10	982
FUS	1,488	100	2007	1,488	146,051
PTO	297	5	2007	15	1,472
TOTALS	3,308			2,803	275,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	102.7200	107.86	302,332	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2018 Heated Area: 2535 HX Base Yr 2018



76498 DEERWOOD DR, YULEE

BLD DATE	01/30/2013 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		275,122
TOTAL MARKET OB/XF VALUE		1,893
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		331,015
SOH/AGL Deduction		104,222
ASSESSED VALUE		226,793
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,382
TOTAL JUST VALUE		331,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19955	ELEC OTHER	1,500	09/01/2007
M13269	MECH OTHER	0	09/01/2007
C20185	CO ISSUED	0	07/01/2007
B0720185	NEW CONSTR	210,936	07/01/2007
P1256785	OTHER	0	07/01/2007
R10540	REPAIR/RRF	2,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/0551	12/22/2017	WD	Q	I	01	244,000
GRANTOR: WILBANKS TED SR & SHI						
GRANTEE: GARDNER TIMOTHY P &						
2080/0078	10/24/2016	QC	U	I	11	100
GRANTOR: WILBANKS TED E SR & S						
GRANTEE: LLOYD LINDA A						

BUILDING NOTES

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
2	1076	TRELLIS A	0	100	27	11	297.00	SF	7.50	7.50	100	2010	2010	3	85	1,893	

BUILDING DIMENSIONS

BAS=[YR=2007] W2 PTO=[YR=2007] N11 W27 S11 E27$ W38 S18
FGR=[YR=2007] S23 E21 N3 FOP=[YR=2007] E7 N5 W7 S5$ N16 W2
N2 W17 N2 W2$ E2 S2 E17 S2 E2 S11 E19 N33$ PTR=E15
FUS=[YR=2007] S41 E21 N8 E19 N33 W40 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 1,893

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