LOT 20
IN OR 2134/958
TIMBER CREEK PLANTATION #2

WOODY RYAN M & KATHERINE (H&W)
76474 DEERWOOD DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-2051-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

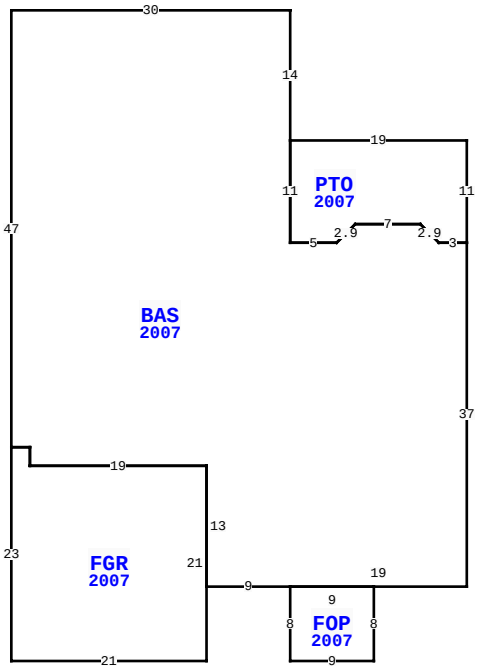
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,304 | 100 | 2007 | 2,304 | 224,026 |
| FGR | 445 | 55 | 2007 | 245 | 23,822 |
| FOP | 72 | 30 | 2007 | 22 | 2,139 |
| PTO | 191 | 5 | 2007 | 10 | 973 |
| TOTALS | 3,012 | | | 2,581 | 250,960 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,581 | 101.7600 | 106.85 | 275,780 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2304 HX Base Yr 2018




76474 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 | | 250,960 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 304,960 |
| SOH/AGL Deduction | | 95,001 |
| ASSESSED VALUE | | 209,959 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 158,548 |
| TOTAL JUST VALUE | | 304,960 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,372 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005101 | REPAIR/RRF | 24,021 | 04/04/2022 |
| E20103 | ELEC OTHER | 1,500 | 10/01/2007 |
| M13362 | MECH OTHER | 0 | 10/01/2007 |
| P12761 | OTHER | 0 | 10/01/2007 |
| C20549 | CO ISSUED | 0 | 09/01/2007 |
| B20549 | NEW CONSTR | 202,158 | 09/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2134/0958 | 6/29/2017 | WD | Q | I | 01 | 230,000 |
| GRANTOR: PEACOCK WILLIAM & TAR | | | | | | |
| GRANTEE: WOODY RYAN M & KATH | | | | | | |
| 1547/1515 | 1/24/2008 | WD | Q | I | | 240,800 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: PEACOCK WILLIAM & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2007] W19 BAS=[YR=2007] N14 W30 S47 FGR=[YR=2007] S23 E21 N21 W19 N2W2$ E2S2 E19 S13 E9 FOP=[YR=2007] S8 E9 N8 W9$ E19 N37 W3 U2 L2 W7 D2 L2 W5 N11$ S11 E5 U2 R2 E7 D2 R2 E3 N11$.

## 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 | 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 01/04/2023 BY KWA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS