LOT 22
IN OR 1568/1666
TIMBER CREEK PLANTATION #2

**PIERSON ROY & LISA**
76452 DEERWOOD DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-2051-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

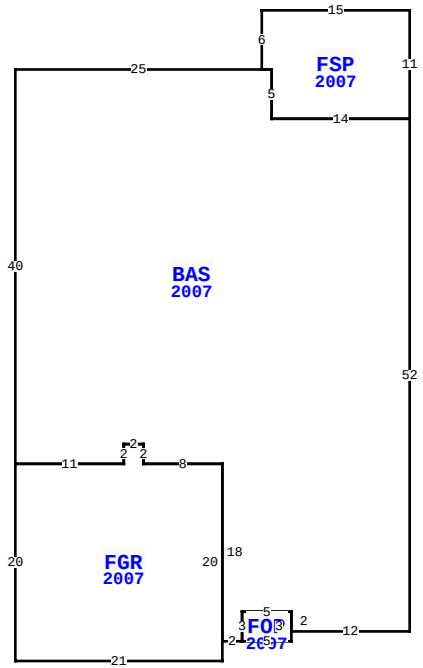
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,841 | 100 | 2007 | 1,841 | 186,177 |
| FGR | 424 | 55 | 2007 | 233 | 23,563 |
| FOP | 15 | 30 | 2007 | 4 | 405 |
| FSP | 160 | 40 | 2007 | 64 | 6,472 |
| TOTALS | 2,440 | | | 2,142 | 216,616 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,142 | 105.8400 | 111.13 | 238,040 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1841 HX Base Yr




76452 DEERWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 01/24/2008 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 216,616 |
| TOTAL MARKET OB/XF VALUE | | 40,000 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 310,616 |
| SOH/AGL Deduction | | 203 |
| ASSESSED VALUE | | 310,413 |
| TOTAL EXEMPTION VALUE | 13 | 310,413 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 310,616 |
| NCON VALUE | | 40,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,607 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP250004226 | 866-303 855-527 | 59,000 | 04/22/2025 |
| E19840 | ELEC OTHER | 1,500 | 08/01/2007 |
| M13206 | MECH OTHER | 0 | 08/01/2007 |
| C20187 | CO ISSUED | 0 | 07/01/2007 |
| B20187 | NEW CONSTR | 162,492 | 07/01/2007 |
| P12558 | OTHER | 0 | 07/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1568/1666 | 5/29/2008 | WD | Q | I | | 196,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: PIERSON ROY & LISA | | | | | | |
| 1498/0776 | 5/10/2007 | WD | U | V | 19 | 281,900 |
| GRANTOR: TIMBER CREEK LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-15,6] W25 S40 E11 N2 E2 S2 E8 S18 E2 N3 E5 S2 E12 N52 W14 N5 W1 $
FGR=[YR=2007;ORIG=-40,46] S20 E21 N20 W8 N2 W2 S2 W11 $
FSP=[YR=2007;ORIG=0,0] W15 S6 E1 S5 E14 N11 $
FOP=[YR=2007;ORIG=-17,64] E5 N3 W5 S3 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 40,000.00 | 40,000.00 | 100 | 2026 | 2025 | 03 | 100 | 40,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,000

| 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