LOT 24
IN OR 1542/1856
TIMBER CREEK PLANTATION #2

NUNEZ-PACHECO CARLOS A & CAROLINA V
76434 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0024-0000

BUILDING CHARACTERISTICS

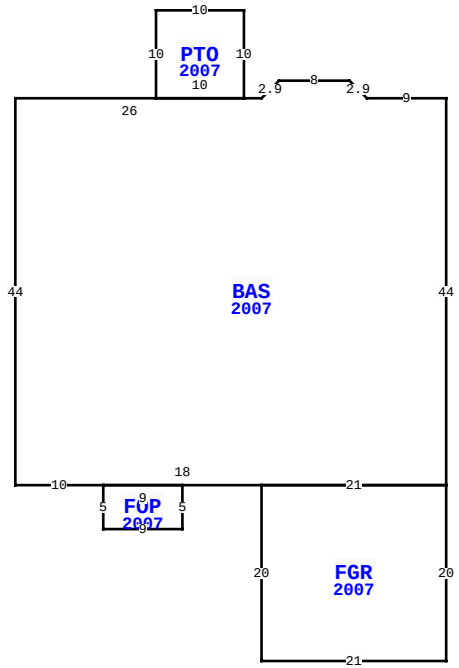
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,176	100	2007	2,176	225,976
FGR	420	55	2007	231	23,989
FOP	45	30	2007	14	1,454
PTO	100	5	2007	5	520
TOTALS	2,741			2,426	251,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,426	108.6820	114.12	276,855	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 2176 HX Base Yr 2008



76434 DEERWOOD DR, YULEE

BLD DATE	12/21/2007 KW	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,938
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		305,938
SOH/AGL Deduction		130,983
ASSESSED VALUE		174,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,544
TOTAL JUST VALUE		305,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20107	ELEC OTHER	1,500	10/01/2007
M13359	MECH OTHER	0	10/01/2007
C20522	CO ISSUED	0	09/01/2007
B20522	NEW CONSTR	180,708	09/01/2007
P12723	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1856	12/27/2007	WD	Q	I		234,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NUNEZ-PACHECO CARLO						
1519/1301	8/16/2007	WD	U	V	19	143,100
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 U2 L2 W8 D2 L2 W2 PTO=[YR=2007] N10 W10 S10 E10$ W26 S44 E10 FOP=[YR=2007] S5 E9 N5 W9$ E18 FGR=[YR=2007] S20 E21 N20 W21$ E21 N44$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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