LOT 93
IN OR 2218/223
TIMBER CREEK PLANTATION #2

**TRUMAN JOSHUA J & ANGELA K**
76346 DEERWOOD DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-2051-0093-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

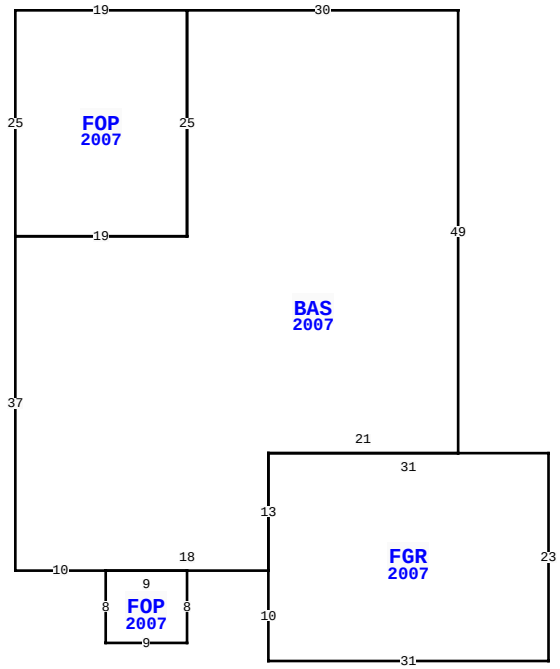
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 2,290 | 100 | 2007 | 2,290 | 224,769 |
| FGR | 713 | 55 | 2007 | 392 | 38,476 |
| FOP | 72 | 30 | 2007 | 22 | 2,159 |
| FOP | 475 | 30 | 2007 | 142 | 13,938 |
| TOTALS | 3,550 | | | 2,846 | 279,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,846 | 102.7200 | 107.86 | 306,970 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2290 HX Base Yr 2019




76346 DEERWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/30/2007 DJ | 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 | | 279,343 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 333,343 |
| SOH/AGL Deduction | | 85,659 |
| ASSESSED VALUE | | 247,684 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 196,273 |
| TOTAL JUST VALUE | | 333,343 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,233 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18803 | ELEC OTHER | 1,500 | 02/01/2007 |
| M12696 | MECH OTHER | 0 | 02/01/2007 |
| C19346 | CO ISSUED | 0 | 01/01/2007 |
| R10036 | REPAIR/RRF | 2,000 | 01/01/2007 |
| B19346 | NEW CONSTR | 240,174 | 01/01/2007 |
| P12047 | OTHER | 0 | 01/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2218/0223 | 8/07/2018 | WD | Q | I | 01 | 250,000 |
| GRANTOR: COOPER DIANE R | | | | | | |
| GRANTEE: TRUMAN JOSHUA J & A | | | | | | |
| 1498/1642 | 5/14/2007 | WD | Q | I | | 263,900 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: COOPER THOMAS E & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W30 FOP=[YR=2007] W19 S25 E19 N25$ S25 W19 S37 E10 FOP=[YR=2007] S8 E9 N8 W9$ E18 FGR=[YR=2007] S10 E31 N23 W31 S13$ N13 E21 N49$.

## 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 | 000134 | C | RES POND | 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