LOT 96
TIMBER CREEK PLANTATION #2
PB 7/165

DOORS HOLDINGS 2025-2 LLC
15771 RED HILL AVE, STE 100
TUSTIN, CA 92780

**2026**

**11-2N-26-2051-0096-0000**

## BUILDING CHARACTERISTICS

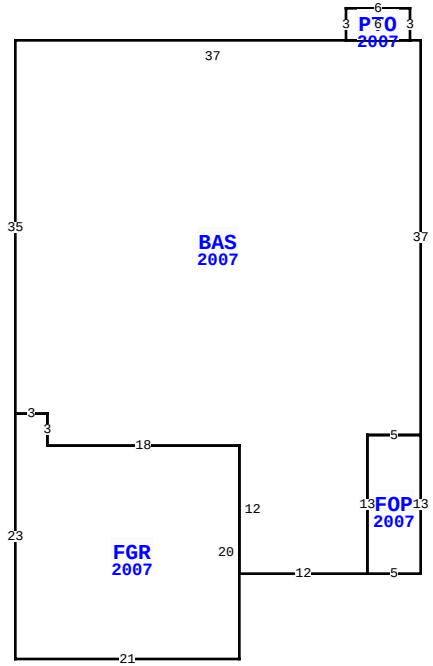
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,574 | 100 | 2007 | 1,574 | 165,435 |
| FGR | 429 | 55 | 2007 | 236 | 24,805 |
| FOP | 65 | 30 | 2007 | 20 | 2,102 |
| PTO | 18 | 5 | 2007 | 1 | 106 |
| TOTALS | 2,086 | | | 1,831 | 192,447 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,831 | 110.0000 | 115.50 | 211,480 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1574 HX Base Yr




76384 DEERWOOD DR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 10/31/2007 | JM | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/09/2026 | MLU |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 192,447 |
| TOTAL MARKET OB/XF VALUE | 638 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 247,085 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 247,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 247,085 |
| TOTAL JUST VALUE | 247,085 |
| NCON VALUE | 9,172 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 242,853 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P1216191 | OTHER | 0 | 10/01/2012 |
| E19952 | ELEC OTHER | 1,500 | 09/01/2007 |
| M13272 | MECH OTHER | 0 | 09/01/2007 |
| C20370 | CO ISSUED | 0 | 08/01/2007 |
| R10624 | REPAIR/RRF | 2,000 | 08/01/2007 |
| B20370 | NEW CONSTR | 168,000 | 08/01/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2823/1987 | 10/17/2025 | WD | Q | I | 01 | 275,000 |
| GRANTOR: FORTNER MICHAEL | | | | | | |
| GRANTEE: DOORS HOLDINGS 2025 | | | | | | |
| 2249/1525 | 1/18/2019 | WD | Q | I | 01 | 213,500 |
| GRANTOR: HANEY ROY C & JESSICA | | | | | | |
| GRANTEE: FORTNER MICHAEL & T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2007] W1 PTO=[YR=2007] N3 W6 S3 E6$ W37 S35
FGR=[YR=2007] S23 E21 N20 W18 N3 W3$ E3 S3 E18 S12 E12
FOP=[YR=2007] E5 N13 W5 S13$ N13 E5 N37$.

## 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 | 0 | 0 | 0 | 100.00 | SF | 7.50 | 7.50 | 100 | 2008 | 2008 | 3 | 85 | 638 | |

## LAND DESCRIPTION

TOTAL OB/XF 638

| 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 | 0 | 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