LOT 97
TIMBER CREEK PLANTATION #2
PB 7/165

CARTER ASHLEY ELIZABETH
76394 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0097-0000

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

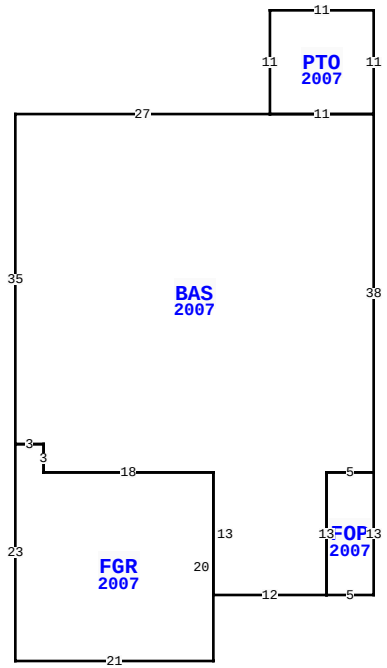
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2007	1,591	163,877
FGR	429	55	2007	236	24,309
FOP	65	30	2007	20	2,060
PTO	121	5	2007	6	618
TOTALS	2,206			1,853	190,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	107.8000	113.19	209,741	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2023 Heated Area: 1591 HX Base Yr 2023



76394 DEERWOOD DR, YULEE

BLD DATE	10/31/2007 JM	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		190,864
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		244,864
SOH/AGL Deduction		0
ASSESSED VALUE		244,864
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,453
TOTAL JUST VALUE		244,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19951	ELEC OTHER	1,500	09/01/2007
M13273	MECH OTHER	0	09/01/2007
C20389	CO ISSUED	0	08/01/2007
R10639	REPAIR/RRF	2,000	08/01/2007
B20389	NEW CONSTR	168,000	08/01/2007
P12658	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0782	10/15/2021	WD	Q	I	01	250,000
GRANTOR: NISSEN GREGORY C JR &						
GRANTEE: CARTER ASHLEY ELIZA						
1539/1298	12/07/2007	WD	Q	I		180,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NISSEN GREGORY C JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W11 S11 BAS=[YR=2007] W27 S35 FGR=[YR=2007] S23 E21 N20 W18 N3W3$ E3 S3 E18 S13 E12 FOP=[YR=2007] E5 N13 W5 S13$ N13 E5 N38 W11$ E11 N11$.

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