LOT 113
IN OR 1940/623
TIMBER CREEK PLANTATION #3

DILLARD ROBERT A & SUSAN J
77227 ANDORA DR
YULEE, FL 32097

2023

11-2N-26-2052-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

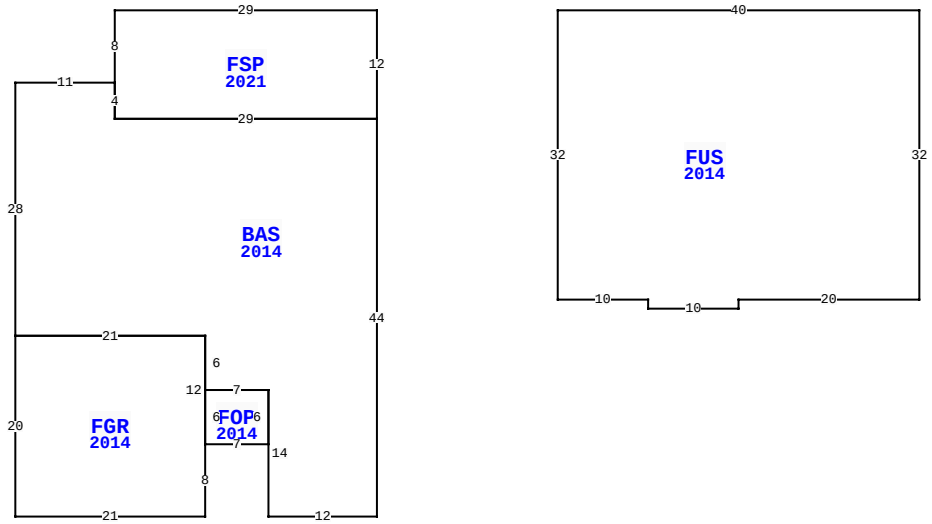
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1,286	122,035
FGR	420	55	231	21,920
FOP	42	30	13	1,233
FSP	348	40	139	13,190
FUS	1,290	100	1,290	122,414
TOTALS	3,386		2,959	280,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,959	106.3140	95.95	283,916	2014	2019	0	0	0	1.10	98.90

1 SINGLE FAM – 100% - 2015 Heated Area: 2576 HX Base Yr 2015



77227 ANDORA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,793
TOTAL MARKET OB/XF VALUE		11,249
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,042
SOH/AGL Deduction		108,983
ASSESSED VALUE		238,059
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		188,059
TOTAL JUST VALUE		347,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011517	ADDITION	8,404	11/20/2020
B1428855	CO ISSUED	0	09/26/2014
B1428855	NEW CONSTR	291,959	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0623	9/29/2014	SW	Q	I	02	210,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DILLARD ROBERT A &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W29 S8 BAS=[YR=2014] W11 S28 FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E7 N6 W7 S6$ N12 W21$ E21 S6 E7 S14 E12 N44 W29 N4$ S4E29N12$ PTR=E20 FUS=[YR=2014] E40 S32 W20 S1 W10 N1 W10 N32$ W20$.

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
1	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2014	2014	3	95	4,323	
2	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2014	2014	3	78	6,926	

LAND DESCRIPTION

TOTAL OB/XF 11,249

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS