LOT 117
IN OR 1941/818
TIMBER CREEK PLANTATION #3

HUSSEINI ABLA/HUSAYNI HUSAM
9036 FASCINE CT
MECHANICHSVILLE, VA 23116

**2023**

**11-2N-26-2052-0117-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

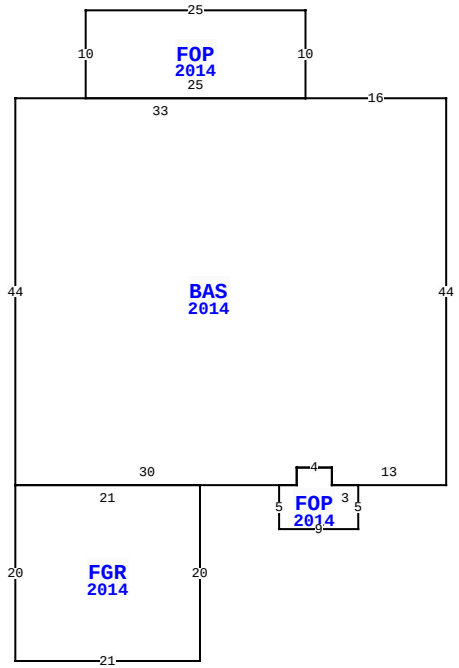
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 05 | ASPH TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,148 | 100 | 2,148 | 187,665 |
| FGR | 420 | 55 | 231 | 20,182 |
| FOP | 53 | 30 | 16 | 1,398 |
| FOP | 250 | 30 | 75 | 6,552 |
| TOTALS | 2,871 | | 2,470 | 215,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,470 | 100.4160 | 90.63 | 223,856 | 2014 | 2014 | 0 | 0 | 0 | 3.60 | 96.40 |

1 SINGLE FAM – 0% - 0 Heated Area: 2148 HX Base Yr




77161 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 | 215,797 |
| TOTAL MARKET OB/XF VALUE | 4,619 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 275,416 |
| SOH/AGL Deduction | 28,779 |
| ASSESSED VALUE | 246,637 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 246,637 |
| TOTAL JUST VALUE | 275,416 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 232,229 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428877 | CO ISSUED | 0 | 09/24/2014 |
| B1428877 | NEW CONSTR | 267,662 | 06/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1941/0818 | 9/30/2014 | SW | Q | I | 02 | 181,500 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: HUSSEINI ABLA & HUS | | | | | | |
| 1841/1909 | 2/14/2013 | WD | Q | V | 05 | 638,000 |
| GRANTOR: BWC LAND LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] N10 W25 S10 E25$ W33 S44 FGR=[YR=2014] S20 E21 N20 W21$ E30 FOP=[YR=2014] S5 E9 N5 W3 N2 W4 S2 W2$ E2 N2 E4 S2 E13 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 748.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 4,619 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,619

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS