LOT 118
IN OR 2144/606
TIMBER CREEK PLANTATION #3

ROY CAROLYN & PAUL
77143 ANDORA DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

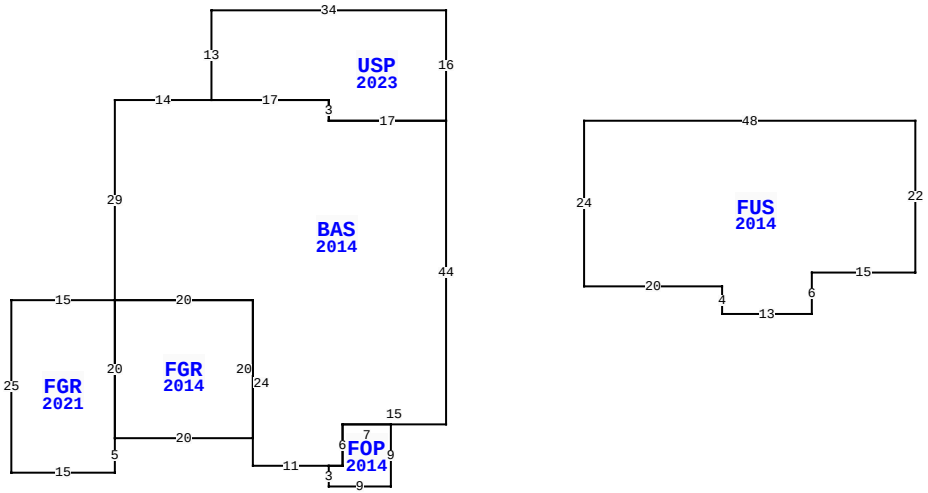
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,923	100	1,923	173,309
FGR	400	55	220	19,828
FGR	375	55	206	18,566
FOP	69	30	21	1,892
FUS	1,174	100	1,174	105,806
USP	493	30	148	13,339
TOTALS	4,434		3,692	332,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,692	103.5900	93.49	345,165	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2020 Heated Area: 3097 HX Base Yr



77143 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		332,739
TOTAL MARKET OB/XF VALUE		17,004
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		404,743
SOH/AGL Deduction		0
ASSESSED VALUE		404,743
TOTAL EXEMPTION VALUE	13	404,743
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		404,743
NCON VALUE		13,338
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009323	REAR SCREEN PORCH	18,011	06/17/2022
21001519	GARAGE	18,112	02/09/2021
B1429272	CO ISSUED	0	12/29/2014
B1429272	NEW CONSTR	354,108	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0606	8/23/2017	QC	U	V	11	100
GRANTOR: ROY CAROLYN						
GRANTEE: ROY CAROLYN & PAUL						
1956/0627	12/30/2014	SW	Q	I	01	250,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROY CAROLYN						

BUILDING NOTES

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	701.00	SF	6.50	6.50	100	2014	2014	3	95	4,329	
2	0855	CONC PAVER	0	100	0	0	458.00	SF	10.00	10.00	100	2021	2021	3	100	4,580	
3	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2021	2021	3	100	2,995	
4	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2021	2021	3	100	5,100	

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 N3 W17 W14 S29 E20 S24 E11 E2 N6 E15 N44 $
FUS=[YR=2014;ORIG=20,0] E48 S22 W15 S6 W13 N4 W20 N24 $
FGR=[YR=2014;ORIG=-48,46] E20 N20 W20 S20 $
FGR=[YR=2021;ORIG=-48,26] W15 S25 E15 N5 N20 $
FOP=[YR=2014;ORIG=-17,50] S3 E9 N9 W7 S6 W2 $
PTR=[ORIG=0,0] E20 W20 $
USP=[YR=2023;ORIG=0,0] N16 W34 S13 E17 S3 E17 $
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LAND DESCRIPTION

TOTAL OB/XF 17,004

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS