

LOT 120
IN OR 1926/884
TIMBER CREEK PLANTATION #3

DIETZ BEVERLY
77103 ANDORA DR
YULEE, FL 32097

2023

11-2N-26-2052-0120-0000



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	2,074	100	2,074	186,918
FGR	630	55	346	31,183
FOP	24	30	7	630
FOP	187	30	56	5,047
FUS	1,068	100	1,068	96,253
TOTALS	3,983		3,551	320,032

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,169.00	SF	4.00	4.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0100	01	3,551	103.5900	93.49	331,983	2014	2014	0	0	0	3.60	96.40													
1 SINGLE FAM - 100% - 2015				Heated Area: 3142				HX Base Yr 2015																	
77103 ANDORA DR, YULEE																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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XF DATE		LAND DATE																							
INC DATE		AG DATE																							

TOTAL OB/XF													
4,442													
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1	0812	CONCRETE C	0 100	0	0	1,169.00	SF	4.00	4.00	100	2014	2014	3

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,032	
TOTAL MARKET OB/XF VALUE		4,442	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		379,474	
SOH/AGL Deduction		109,899	
ASSESSED VALUE		269,575	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		219,575	
TOTAL JUST VALUE		379,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428543	NEW CONSTR	363,255	05/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1926/0884	6/30/2014	SW	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: DIETZ STUART C JR &					
1841/1909	2/14/2013	WD	Q	V	05
GRANTOR: BWC LAND LLC					
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2014] W19 S7 BAS=[YR=2014] W31 S29 FGR=[YR=2014] W10 S21 E30 N21 W20\$ E20 S25 E12 FOP=[YR=2014] E6 N4 W6 S4\$ N4 E18 N47 W18 N3 W1\$ E1 S3 E18 N10\$ PTR=E20 FUS=[YR=2014] E50 S20 W18 S4 W12 N3 W20 N21\$ W20\$.											