LOT 145
TIMBER CREEK PLANTATION #3
PB 7/302

HOBSON EVERETT & NORMA IRREVOCABLE TRUST/HOBSON EV
77146 ANDORA DR
YULEE, FL 32097

2023

11-2N-26-2052-0145-0000

BUILDING CHARACTERISTICS

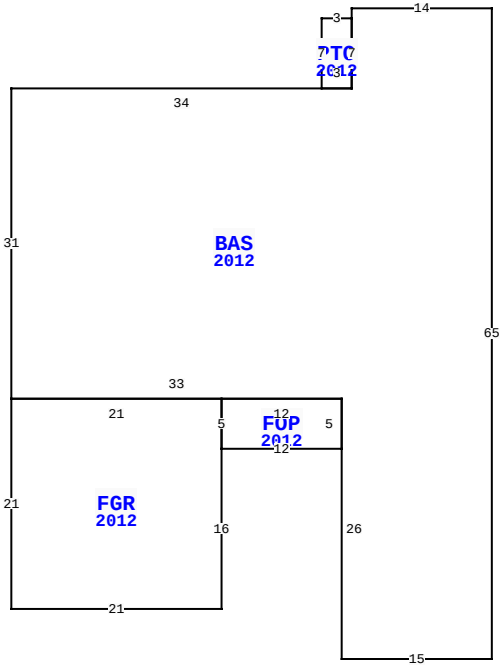
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	1,990	178,722
FGR	441	55	243	21,824
FOP	60	30	18	1,616
PTO	21	5	1	90
TOTALS	2,512		2,252	202,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	104.3700	94.19	212,116	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1990 HX Base Yr



BLD DATE	10/23/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

77146 ANDORA DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	202,253
TOTAL MARKET OB/XF VALUE	3,781
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,034
SOH/AGL Deduction	29,444
ASSESSED VALUE	231,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,590
TOTAL JUST VALUE	261,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26157	CO ISSUED	0	09/25/2012
E25297	NEW CONSTR	0	08/01/2012
M17481	H/AC	0	08/01/2012
B26157	NEW CONSTR	228,150	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/0464	12/22/2020	WD	Q	I	01	255,000
GRANTOR: RIGDON GREGORY W & EL						
GRANTEE: HOBSON EVERETT & NO						
2092/1208	12/30/2016	WD	Q	I	01	204,000
GRANTOR: CLIFFORD CHRISTOPHER						
GRANTEE: RIGDON GREGORY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 S1 PTO=[YR=2012] W3 S7 E3 N7$ S7 W34 S31 FGR=[YR=2012] S21 E21 N16 FOP=[YR=2012] E12 N5 W12 S5 $ N5 W21$ E33 S26 E15 N65$.

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	0811	CONCRETE B	0	0	0	0	661.00	SF	5.20	5.20	100	2012	2012	3	94	3,231	
2	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	2012	2012	3	94	550	

LAND DESCRIPTION

TOTAL OB/XF 3,781

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	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS