LOT 147
IN OR 1813/202
TIMBER CREEK PLANTATION #3

CZERWINSKA MALGORZATA/LUTHER AARON GENE
77122 ANDORA DR
YULEE, FL 32097-0641

2023

11-2N-26-2052-0147-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

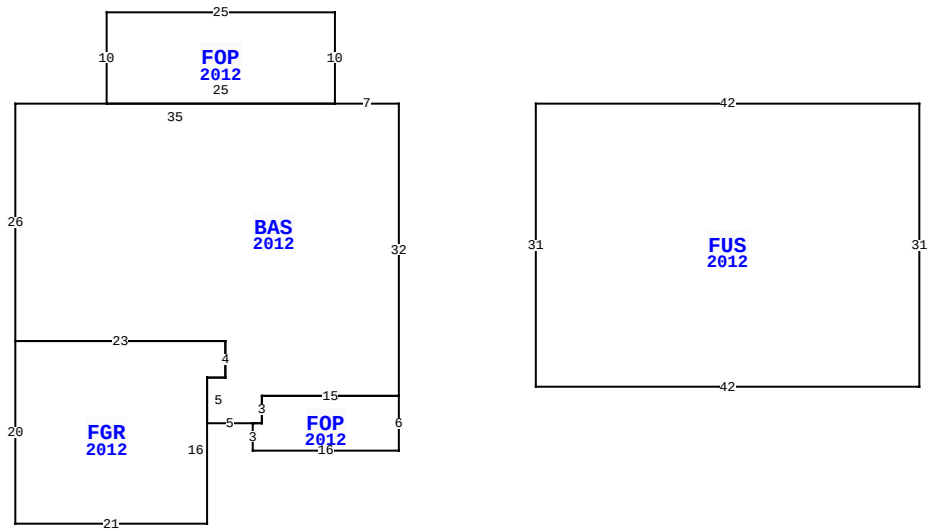
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	108,470
FGR	428	55	235	20,758
FOP	93	30	28	2,473
FOP	250	30	75	6,625
FUS	1,302	100	1,302	115,007
TOTALS	3,301		2,868	253,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,868	103.0240	92.98	266,667	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2530 HX Base Yr 2013



77122 ANDORA DR, YULEE

BLD DATE	09/19/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,334
TOTAL MARKET OB/XF VALUE		3,688
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,022
SOH/AGL Deduction		132,725
ASSESSED VALUE		179,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,297
TOTAL JUST VALUE		312,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26023	CO ISSUED	0	08/17/2012
E25185	NEW CONSTR	0	06/01/2012
M17320	H/AC	0	06/01/2012
P15903	NEW CONSTR	0	05/01/2012
B26023	NEW CONSTR	279,674	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1813/0202	8/17/2012	WD	Q	I	02	202,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CZERWINSKA MALGORZA						
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

BAS=[YR=2012] W7 FOP=[YR=2012] N10 W25 S10 E25$ W35 S26
FGR=[YR=2012] S20 E21 N16 E2 N4 W23$ E23 S4 W2 S5 E5
FOP=[YR=2012] S3 E16 N6 W15 S3 W1$ E1 N3 E15 N32$ PTR=E15
FUS=[YR=2012] E42 S31 W42 N31$ W15$.

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	100	0	0	672.00	SF	5.20	5.20	100	2012	2012	3	94	3,285	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2012	2012	3	94	403	

LAND DESCRIPTION

TOTAL OB/XF 3,688

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	100	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