

DUNN CHARLES M JR & ALICIA L
77072 ANDORA DR
YULEE, FL 32097

11-2N-26-2052-0151-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
16WD FR STUC 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 60
08SHT VINYL 40
03CENTRAL 100
04AIR DUCTED 100
4 100
Bedrooms2.5 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
2.100
0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1,384	114,171
FGR	670	55	368	30,357
FOP	42	30	13	1,072
FUS	1,567	100	1,567	129,266
PTO	100	5	5	412

TOTALS3,7633,337275,280

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,33795.312086.02287,04920132013004.1095.90

1 SINGLE FAM - 100% - 2014Heated Area: 2951HX Base Yr 2014

The site plan shows four distinct areas labeled BAS 2013, FGR 2013, PTO 2013, and FUS 2013. The overall lot dimensions are 42' by 39'. Specific area dimensions include BAS at 13x22', FGR at 10x17', PTO at 10x10', and FUS as a large rectangular footprint.

MARKEADJUSTMENTS

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

77072 ANDORA DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

275,28011,41055,000341,690134,881206,80950,000156,809341,6900285,442

HX HB

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

1883/02489/27/2013WDQI01183,000

GRANTOR: ADVANTAGE HOME BUILDEGRANTEE:DUNN CHARLES M JR &1843/10453/01/2013WDUV3034,000GRANTOR:BWC LAND LLCGRANTEE:ADVANTAGE HOME BUILD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 S2 W6 PTO=[YR=2013] N10 W10 S10 E10\$ W13 S42 E15 FOP=[YR=2013] E6 FGR=[YR=2013] S6 E20 N2 E10 N21 W30S17\$ N7 W6 S7\$ N7 E6 N10 E20 N27\$ PTR=E20 FUS=[YR=2013] E41 S37 W11 S1 W10 S1 W20 N39\$ W20\$.

LAND DESCRIPTIONTOTAL OB/XF11,410

LNUSE CLSLAND USE CAPRDLOC FRONT DEPTHTOT LND UNITUNITDPH% TOT UNIT ADJ PRICE ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE 05/30/2018 BY KBXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS