LOT 152
IN OR 1823/1327
TIMBER CREEK PLANTATION #3

GREEN WILLIAM & WENDY S
77066 ANDORA DR
YULEE, FL 32097

2023

11-2N-26-2052-0152-0000

BUILDING CHARACTERISTICS

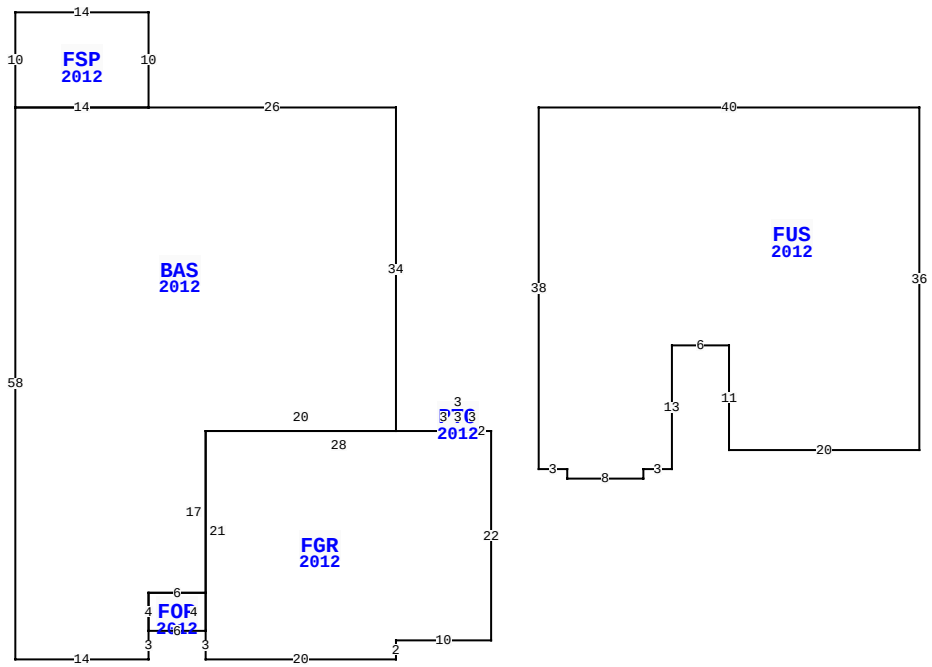
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,798	100	1,798	153,730
FGR	700	55	385	32,918
FOP	24	30	7	599
FSP	140	40	56	4,788
FUS	1,410	100	1,410	120,556
PTO	9	5	0	0
TOTALS	4,081		3,656	312,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,656	99.3600	89.67	327,834	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 3208 HX Base Yr



77066 ANDORA DR, YULEE

BLD DATE	10/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,590
TOTAL MARKET OB/XF VALUE	4,491
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	372,081
SOH/AGL Deduction	31,082
ASSESSED VALUE	340,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,999
TOTAL JUST VALUE	372,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226207	CO ISSUED	0	10/24/2012
B1226552	REMODEL	2,789	10/01/2012
M17476	H/AC	0	08/01/2012
B26207	NEW CONSTR	657,978	07/01/2012
E25268	NEW CONSTR	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1823/1327	10/29/2012	WD	Q	I	01	201,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GREEN WILLIAM & WEN						
1800/1894	6/29/2012	WD	U	V	30	32,000
GRANTOR: BWC LAND LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W26 FSP=[YR=2012] N10 W14 S10 E14$ W14 S58 E14 N3 FOP=[YR=2012] E6 FGR=[YR=2012] S3 E20 N2 E10 N22 W2 PTO=[YR=2012] N3 W3 S3 E3$ W28 S21$ N4 W6 S4$ N4 E6 N17 E20 N34$ PTR=E15 FUS=[YR=2012] E40 S36 W20 N11 W6 S13 W3 S1 W8 N1 W3 N38$ 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	0812	CONCRETE C	0	0	0	0	1,136.00	SF	4.00	4.00	100	2012	2012	3	94	4,271	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2012	2012	3	94	220	

LAND DESCRIPTION

TOTAL OB/XF 4,491

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