LOT 153
TIMBER CREEK PLANTATION #3
PB 7/302

TA MARK
77058 ANDORA DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0153-0000

NASSAU COUNTY PROPERTY

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

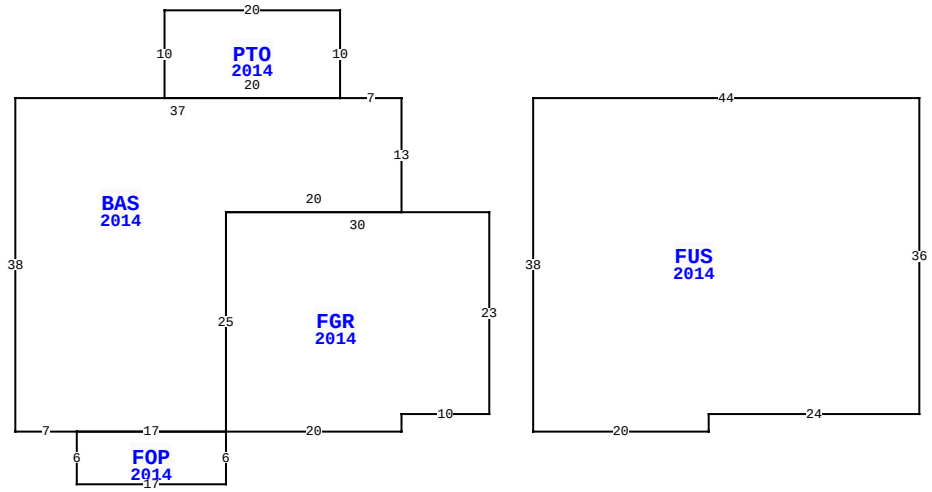
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	107,038
FGR	730	55	402	36,714
FOP	102	30	31	2,831
FUS	1,624	100	1,624	148,319
PTO	200	5	10	913
TOTALS	3,828		3,239	295,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,239	104.9720	94.74	306,863	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 0% - 2023 Heated Area: 2796 HX Base Yr



77058 ANDORA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	295,816
TOTAL MARKET OB/XF VALUE	6,447
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	357,263
SOH/AGL Deduction	0
ASSESSED VALUE	357,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,263
TOTAL JUST VALUE	357,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327666	NEW CONSTR	341,102	10/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1495	7/20/2022	WD	Q	I	01	435,000
GRANTOR: PARMENTER MICHAEL & C						
GRANTEE: TA MARK						
1901/0140	1/29/2014	SW	Q	I	02	235,200
GRANTOR: KB HOME JACKONVILLE L						
GRANTEE: PARMENTER MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W7 PTO=[YR=2014] N10 W20 S10 E20$ W37 S38 E7 FOP=[YR=2014] S6 E17 N6 FGR=[YR=2014] E20 N2 E10 N23 W30 S25$W17$E17 N25 E20 N13$ PTR= E15 FUS=[YR=2014] E44 S36 W24 S2 W20 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	0811	CONCRETE B	0	0	0	0	1,305.00	SF	5.20	5.20	100	2014	2014	3	95	6,447	

LAND DESCRIPTION

TOTAL OB/XF 6,447

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS