

LOT 154
IN OR 1829/1706
TIMBER CREEK PLANTATION #3

MCGOWAN-POUGH TONYA
77048 ANDORA DR
YULEE, FL 32097

2023

11-2N-26-2052-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	

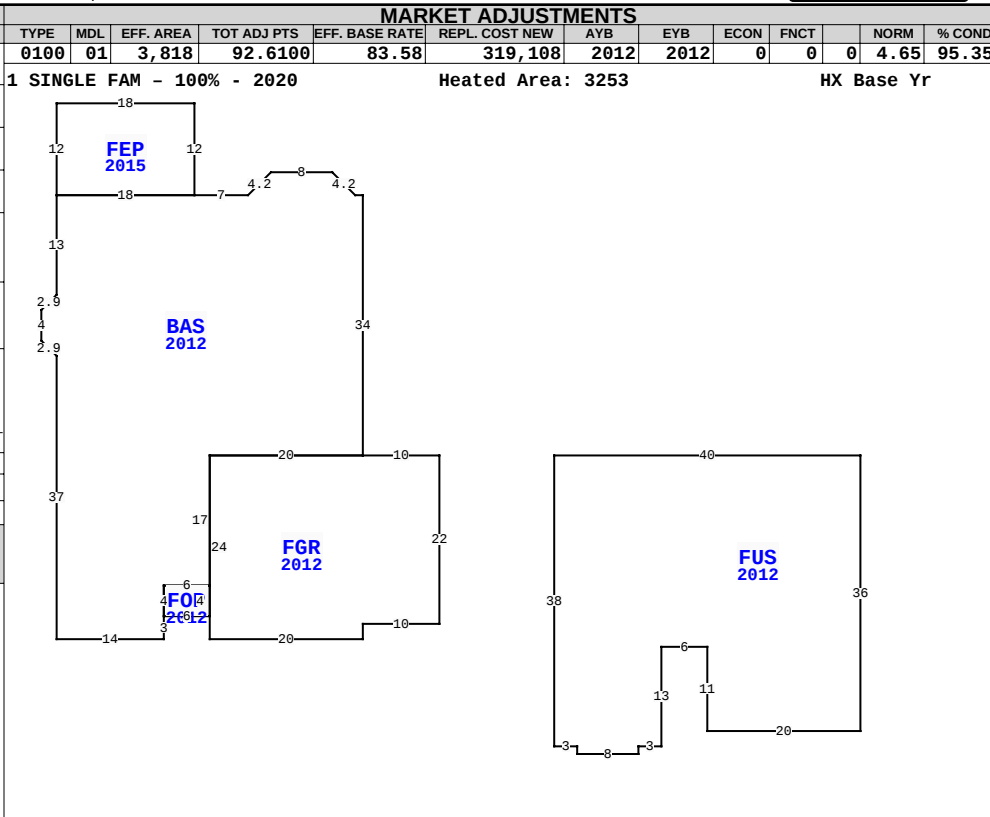
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	146,875
FEP	216	80	173	13,787
FGR	700	55	385	30,682
FOP	24	30	7	558
FUS	1,410	100	1,410	112,368

TOTALS	4,193	3,818	304,269
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,017.00	SF	4.00	4.00
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50
3	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00
4	0476	VF 6 SBPL	0	100	0	0	344.00	LF	32.00	32.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT

REVIEW DATE	04/28/2020	BY	KBA
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BLD DATE	12/05/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF										
17,637										

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,269	
TOTAL MARKET OB/XF VALUE		17,637	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		376,906	
SOH/AGL Deduction		0	
ASSESSED VALUE		376,906	
TOTAL EXEMPTION VALUE		13	376,906
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		376,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530635	ADDITION	12,500	06/01/2015
E1325747	REMODEL	0	01/01/2013
B26376	C0 ISSUED	0	12/06/2012
M1217634	H/AC	0	10/01/2012
P16077	NEW CONSTR	0	08/01/2012
B26376	NEW CONSTR	363,245	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1829/1706	12/11/2012	WD	Q	I	01	195,700	
GRANTOR: ADVANTAGE HOME BUILD							
GRANTEE: MCGOWAN-POUGH TONYA							
1806/0710	8/01/2012	WD	U	V	30	32,000	
GRANTOR: BWC LAND LLC							
GRANTEE: ADVANTAGE HOME BUILD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2012] W10 BAS=[YR=2012] N34 W1 U3 L3 W8 D3 L3 W7 FEP=[YR=2015] N12 W18 S12 E18\$ W18 S13 L2 D2 S4 D2 R2 S37 E14 N3 FOP=[YR=2012] E6 N4 W6 S4\$ N4 E6 N17 E20\$ W20 S24 E20 N2 E10 N22\$ PTR=E15 FUS=[YR=2012] E40 S36 W20 N11 W6 S13 W3 S1 W8 N1 W3 N38\$ W15\$.									