

LOT 170
IN OR 1897/1652
TIMBER CREEK PLANTATION #3

FAGRE LOUIS C JR & DANIELLE L
78029 UNDERWOOD CT
YULEE, FL 32097

2023

11-2N-26-2052-0170-0000



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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100	1,283	111,733
FGR	441	55	243	21,163
FOP	36	30	11	958
FUS	1,608	100	1,608	140,037
UOP	200	20	40	3,484

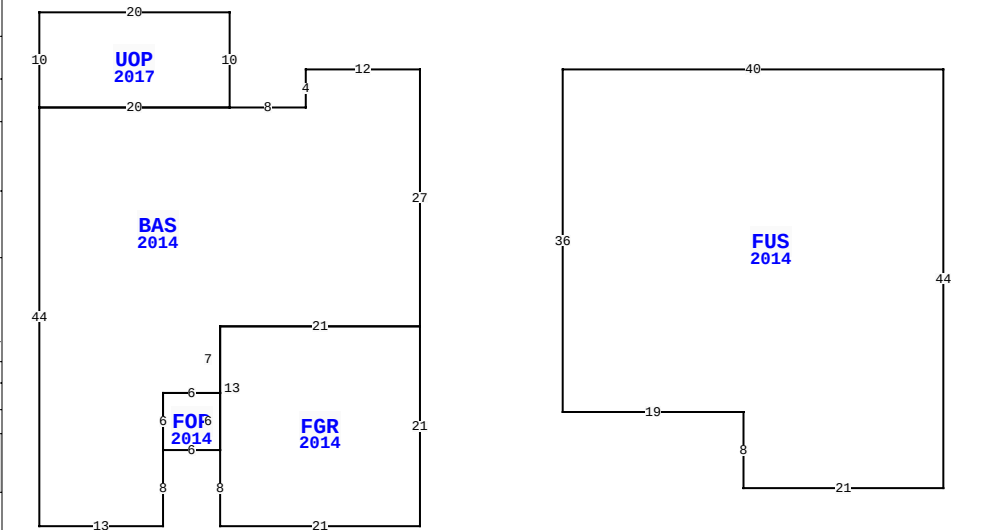
TOTALS	3,568		3,185	277,375
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,043.00	SF	5.20
2	0861	POOL GUNIT	0	100	10	28	280.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00
4	0910	SCRN RM L	0	100	30	40	1,200.00	SF	15.00

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

REVIEW DATE	05/12/2022	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,185	100.0960	90.34	287,733	2014	2014	0	0	0	3.60	96.40
1 SINGLE FAM - 100% - 2015				Heated Area: 2891				HX Base Yr 2015				



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

78029 UNDERWOOD CT, YULEE

L N	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	1,043.00	SF	5.20	5.20	100	2014	2014	3	95	5,152	
2	0861	POOL GUNIT	0	100	10	28	280.00	SF	85.00	85.00	100	2017	2017	3	87	20,706	
3	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2017	2017	3	97	6,548	
4	0910	SCRN RM L	0	100	30	40	1,200.00	SF	15.00	15.00	100	2017	2017	3	82	14,760	

TOTAL OB/XF	47,166
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		277,375			
TOTAL MARKET OB/XF VALUE		47,166			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		379,541			
SOH/AGL Deduction		106,474			
ASSESSED VALUE		273,067			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		223,067			
TOTAL JUST VALUE		379,541			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		311,954			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703480	SCREEN ENCLOSURE	27,060	06/01/2017
17701424	SWIM POOL	0	03/01/2017
B1327716	NEW CONSTR	316,316	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/1652	12/11/2013	SW	Q	I	02	215,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FAGRE LOUIS C JR &						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W12 S4 W8 UOP=[YR=2017] N10 W20 S10 E20\$ W20 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N21 W21 S13\$ N6 W6 S6\$N6 E6 N7 E21 N27\$ PTR=E15 FUS=[YR=2014] E40 S44 W21 N8 W19 N36\$ W15\$.									