LOT 171
IN OR 2143/272
TIMBER CREEK PLANTATION #3

POPPELL RONALD C
78037 UNDERWOOD CT
YULEE, FL 32097

2023

11-2N-26-2052-0171-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

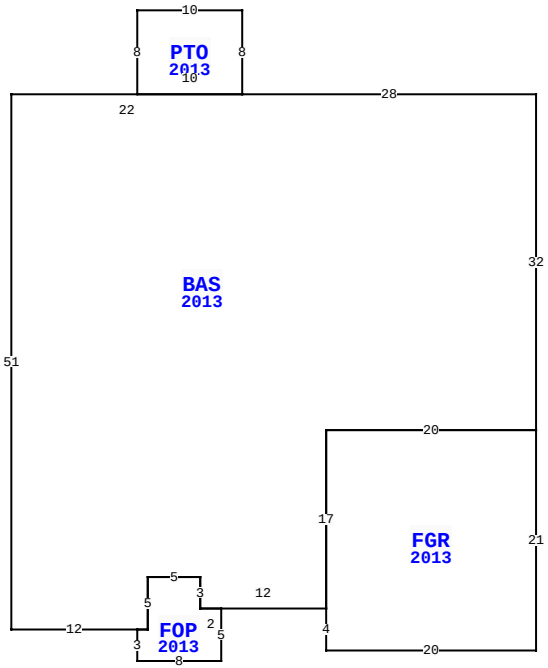
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,121	100	2,121	192,702
FGR	420	55	231	20,988
FOP	53	30	16	1,453
PTO	80	5	4	364
TOTALS	2,674		2,372	215,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	104.8600	94.64	224,486	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2121 HX Base Yr 2018



78037 UNDERWOOD CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,507
TOTAL MARKET OB/XF VALUE		3,742
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,249
SOH/AGL Deduction		84,227
ASSESSED VALUE		190,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,022
TOTAL JUST VALUE		274,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226538	CO ISSUED	0	02/15/2013
E25667	NEW CONSTR	0	12/01/2012
M17786	H/AC	0	12/01/2012
P1216197	NEW CONSTR	0	10/01/2012
B1226538	NEW CONSTR	236,943	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/0272	8/25/2017	WD	Q	I	01	226,000
GRANTOR: GIBSON STEVEN G & BRI						
GRANTEE: POPPELL RONALD C &						
1842/1594	2/22/2013	WD	Q	I	02	154,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GIBSON STEVEN G & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 PTO=[YR=2013] N8 W10 S8 E10$ W22 S51 E12
FOP=[YR=2013] S3 E8 N5 W2 N3 W5 S5 W1$ E1 N5 E5 S3 E12
FGR=[YR=2013] S4 E20 N21 W20 S17 $ N17 E20 N32$.

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	0810	CONCRETE A	0	100	0	0	606.00	SF	6.50	6.50	100	2013	2013	3	95	3,742	

LAND DESCRIPTION

TOTAL OB/XF 3,742

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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS