LOT 173
TIMBER CREEK PLANTATION #3
PB 7/302

PARKER FAMILY REV LVG TRUST/PARKER WARREN W TRUSTE
78059 UNDERWOOD CT
YULEE, FL 32097

**2023**

**11-2N-26-2052-0173-0000**

## BUILDING CHARACTERISTICS

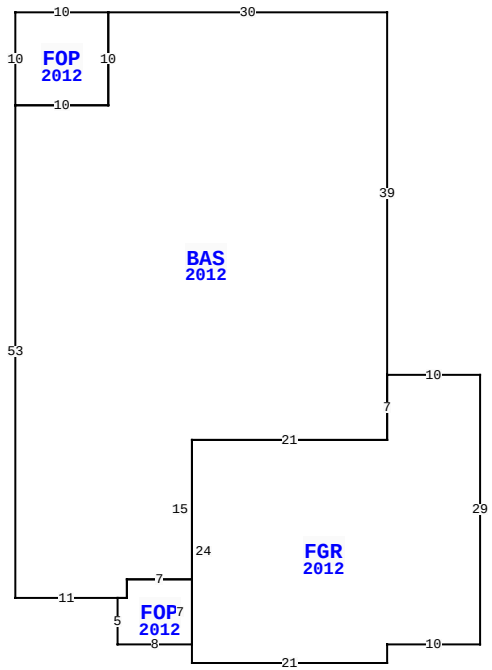
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,049 | 100 | 2,049 | 177,574 |
| FGR | 794 | 55 | 437 | 37,872 |
| FOP | 54 | 30 | 16 | 1,386 |
| FOP | 100 | 30 | 30 | 2,600 |
| TOTALS | 2,997 | | 2,532 | 219,432 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,532 | 100.7040 | 90.89 | 230,133 | 2012 | 2012 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SINGLE FAM – 100% - 2013 Heated Area: 2049 HX Base Yr 2013




78059 UNDERWOOD CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/05/2012 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 | | 219,432 |
| TOTAL MARKET OB/XF VALUE | | 4,894 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 279,326 |
| SOH/AGL Deduction | | 118,961 |
| ASSESSED VALUE | | 160,365 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 110,365 |
| TOTAL JUST VALUE | | 279,326 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,666 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1226358 | CO ISSUED | 0 | 11/29/2012 |
| P16072 | NEW CONSTR | 0 | 08/01/2012 |
| B26358 | NEW CONSTR | 249,264 | 08/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2298/0133 | 8/14/2019 | QC | U | I | 11 | 100 |
| GRANTOR: PARKER WARREN & MELIS | | | | | | |
| GRANTEE: PARKER FAMILY REVOC | | | | | | |
| 1828/0650 | 11/30/2012 | WD | Q | I | 01 | 163,100 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: PARKER WARREN & MEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N39 W30 FOP=[YR=2012] W10 S10 E10 N10$ S10 W10 S53 E11 FOP=[YR=2012] S5 E8 N7 W7 S2 W1$ E1 N2 E7 N15 E21 N7$ S7 W21 S24 E21 N2 E10 N29$.

## 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 | 100 | 0 | 0 | 960.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 94 | 4,692 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 202 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,894

| 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 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