

LOT 174
TIMBER CREEK PLANTATION #3
PB 7/302

CALDWELL DANIELA A
78071 UNDERWOOD CT
YULEE, FL 32097

2023

11-2N-26-2052-0174-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	05	
NEIGHBORHOOD/LOC	5005.00			

TOTALS	2,650		2,309	211,480
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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	774.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50

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	774.00	SF	5.20	5.20	100	2011	2011	3	93	3,743	
2	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	100	2011	2011	3	93	332	

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	0003		0.00	0.00	1.00

REVIEW DATE 04/08/2020 BY KBP

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,309	106.8200	96.41	222,611	2011	2011	0	0
1 SINGLE FAM - 100% - 2018									
Heated Area: 2020									
HX Base Yr 2018									
78071 UNDERWOOD CT, YULEE									

BLD DATE	01/24/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
4,075									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 211,480									
TOTAL MARKET OB/XF VALUE 4,075									
TOTAL LAND VALUE - MARKET 55,000									
TOTAL MARKET VALUE 270,555									
SOH/AGL Deduction 140,761									
ASSESSED VALUE 129,794									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 79,794									
TOTAL JUST VALUE 270,555									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 228,622									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25083	CO ISSUED	0	11/30/2011
E23786	NEW CONSTR	0	09/01/2011
E23807	NEW CONSTR	0	09/01/2011
P14946	NEW CONSTR	0	08/01/2011
B25083	NEW CONSTR	223,974	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0118	11/20/2020	QC	U	I	11	100
GRANTOR: CALDWELL TYLER N						
GRANTEE: CALDWELL DANIELA A						
2105/1003	2/28/2017	WD	Q	I	02	215,000
GRANTOR: MARQUEZ ELIZABETH J &						
GRANTEE: CALDWELL TYLER N &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2011] W8 BAS=[YR=2011] N19 W15 FOP=[YR=2011] N10 W8									
PTO=[YR=2011] W4 S10 E4 N10\$ S10 E8\$ W21 S34 E12									
FOP=[YR=2011] S4 E12 N6 W11 S2 W1\$ E1 N2 E11 N13 E12\$ W12 S22									
E20 N22\$ PTR=E15 FUS=[YR=2011] E36 S21 W11 S11 W6 N4 E2 N5 W5									
D3 L3 S8 W13 N34\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

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