LOT 180
TIMBER CREEK PLANTATION #3
PB 7/302

WATTS JOSEPH A
78052 UNDERWOOD CT
YULEE, FL 32097

2023

11-2N-26-2052-0180-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

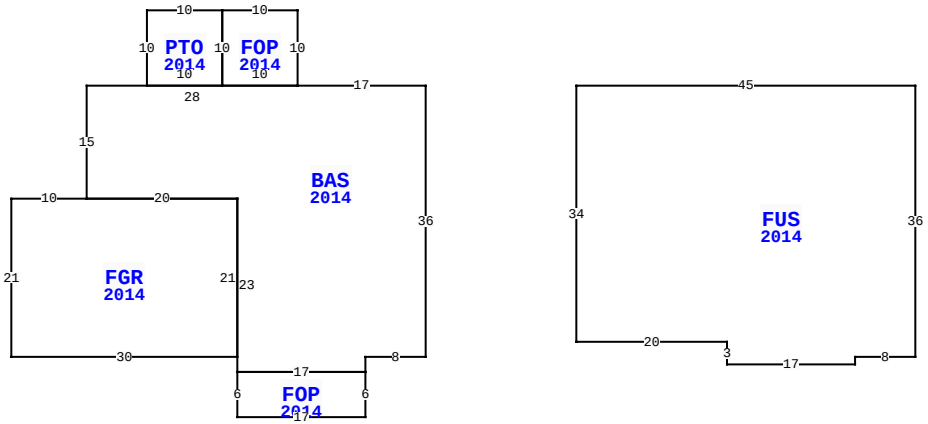
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1,234	105,532
FGR	630	55	346	29,590
FOP	100	30	30	2,566
FOP	102	30	31	2,652
FUS	1,597	100	1,597	136,576
PTO	100	5	5	428
TOTALS	3,763		3,243	277,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,243	98.3480	88.76	287,849	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2831 HX Base Yr 2022



78052 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		277,343
TOTAL MARKET OB/XF VALUE		5,141
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		337,484
SOH/AGL Deduction		44,345
ASSESSED VALUE		293,139
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		243,139
TOTAL JUST VALUE		337,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429198	CO ISSUED	0	11/25/2014
B1429198	NEW CONSTR	340,984	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0266	7/16/2021	WD	Q	I	01	386,000
GRANTOR: JOINER ELIZABETH H &						
GRANTEE: WATTS JOSEPH A						
2262/0587	3/15/2019	WD	Q	I	01	305,000
GRANTOR: RAMIREZ OSWALDO TORRE						
GRANTEE: JOINER ELIZABETH H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N10 W10 PTO=[YR=2014] W10 S10 E10 N10$ S10 E10$ W28 S15 FGR=[YR=2014] W10 S21 E30 N21 W20$ E20 S23 FOP=[YR=2014] S6 E17 N6 W17$ E17 N2 E8 N36$ PTR=E20 FUS=[YR=2014] E45 S36 W8 S1 W17 N3 W20 N34$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,353.00	SF	4.00	4.00	100	2014	2014	3	95	5,141	

LAND DESCRIPTION

TOTAL OB/XF 5,141

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 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS