

LOT 123
IN OR 2078/1251
TIMBER CREEK PLANTATION #3

MCGILL KEVIN DEWAYNE & SUJAY JIMENEZ
77029 ANDORA DR
YULEE, FL 32097

2024

11-2N-26-2052-0123-0000

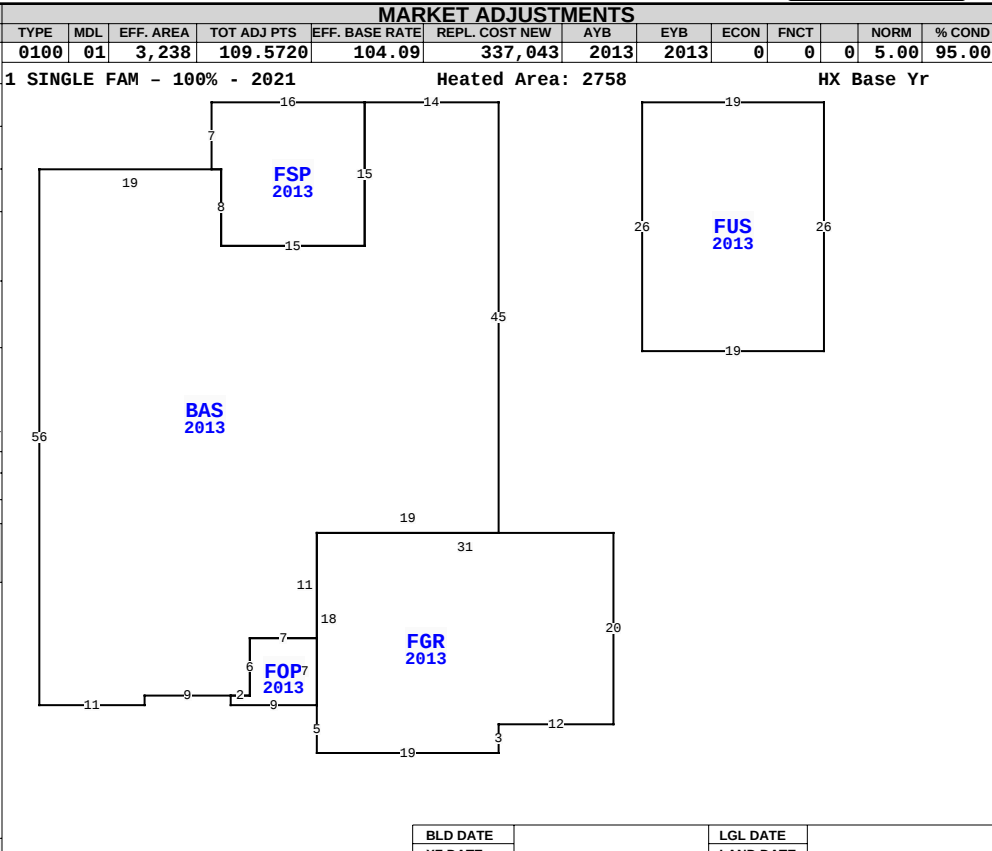


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2,264	223,877
FGR	677	55	372	36,785
FOP	51	30	15	1,483
FSP	232	40	93	9,196
FUS	494	100	494	48,849
TOTALS	3,718		3,238	320,191

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,133.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	



77029 ANDORA DR, YULEE											
TOTAL OB/XF 10,139											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,191	
TOTAL MARKET OB/XF VALUE		10,139	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		385,330	
SOH/AGL Deduction		2,938	
ASSESSED VALUE		382,392	
TOTAL EXEMPTION VALUE		13	382,392
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		385,330	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226725	CO ISSUED	0	07/19/2013
B1327433	REPAIR/RRF	1,700	07/01/2013
B1226725	NEW CONSTR	327,564	12/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	I V	RSN CD	SALE PRICE			
2078/1251	9/30/2016	WD	Q	I	01	265,000			
GRANTOR:WEST SHANNON L & KIM									
GRANTEE:MCGILL KEVIN DEWAYN									
1870/1821	7/19/2013	WD	Q	I	01	219,500			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:WEST SHANNON L & KI									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W14 FSP=[YR=2013] W16 S7 E1 S8 E15 N15\$ S15 W15 N8 W19 S56 E11 N1 E9 FOP=[YR=2013] S1 E9 FGR=[YR=2013] S5 E19 N3 E12 N20 W31 S18\$ N7 W7 S6 W2\$ E2 N6 E7 N11 E19 N45\$ PTR=E15 FUS=[YR=2013] E19 S26 W19 N26\$ W15\$.											