

LOT 150  
IN OR 1842/1258  
TIMBER CREEK PLANTATION #3

BUEHLER LINDA K  
77086 ANDORA DR  
YULEE, FL 32097

2024

11-2N-26-2052-0150-0000



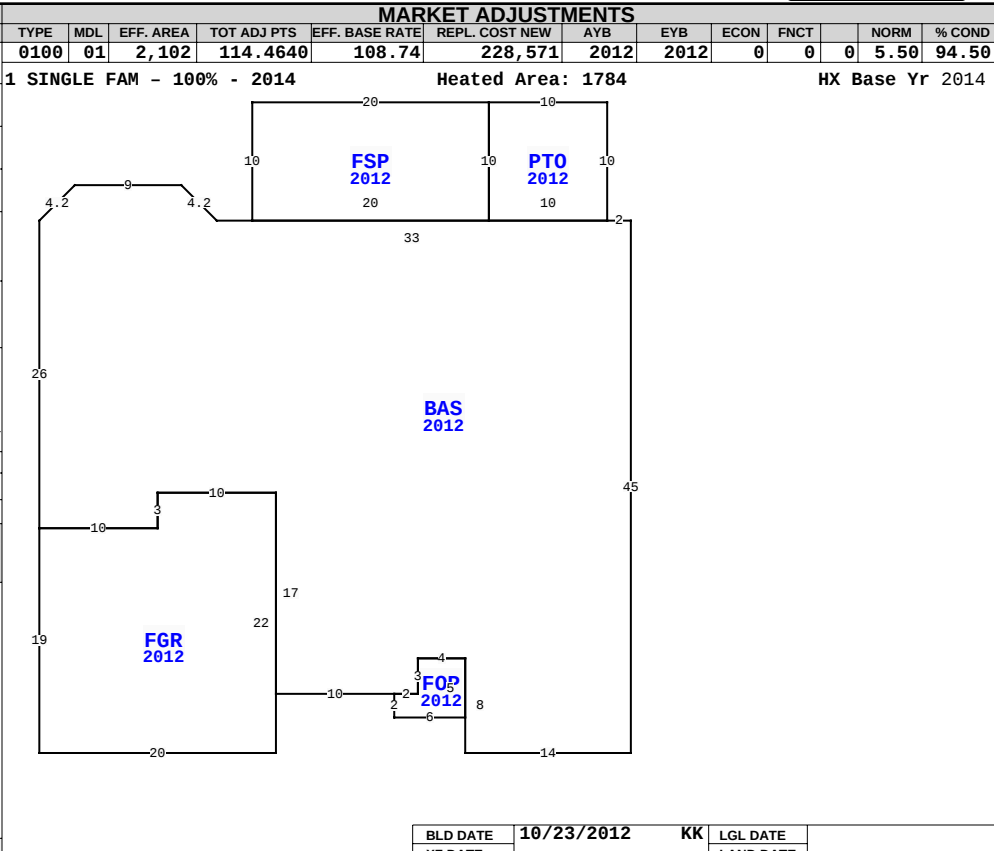
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 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       | 1,784            | 100         | 1,784        | 183,322              |
| FGR       | 410              | 55          | 226          | 23,223               |
| FOP       | 24               | 30          | 7            | 719                  |
| FSP       | 200              | 40          | 80           | 8,221                |
| PTO       | 100              | 5           | 5            | 514                  |
| TOTALS    | 2,518            |             | 2,102        | 216,000              |

| TOTALS         |            | 2,826       | 2,102 | 210,000 |    |   |  |
|----------------|------------|-------------|-------|---------|----|---|--|
| EXTRA FEATURES |            |             |       |         |    |   |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD   | CAP     | L  | W |  |
| 1              | 0811       | CONCRETE B  | 0     | 100     | 0  | 0 |  |
| 2              | 0810       | CONCRETE A  | 0     | 100     | 20 | 3 |  |
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| LAND DESCRIPTION |             |     |                         |     |        |  |  |  |  |
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| L<br>N           | USE<br>CODE | CLS | LAND USE<br>DESCRIPTION | CAP | R<br>D |  |  |  |  |
| 1                | 000100      | C   | SFR                     | 100 | 000    |  |  |  |  |
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|                        |                     |    |           |  |
|------------------------|---------------------|----|-----------|--|
| 77086 ANDORA DR, YULEE | BLD DATE 10/23/2012 | KK | LGL DATE  |  |
|                        | XF DATE             |    | LAND DATE |  |
|                        | INC DATE            |    | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 4       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 4 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 216,000 |
| TOTAL MARKET OB/XF VALUE  |              |             | 3,608   |
| TOTAL LAND VALUE - MARKET |              |             | 55,000  |
| TOTAL MARKET VALUE        |              |             | 274,608 |
| SOH/AGL Deduction         |              |             | 110,131 |
| ASSESSED VALUE            |              |             | 164,477 |
| TOTAL EXEMPTION VALUE     | HX HB WX     |             | 55,000  |
| BASE TAXABLE VALUE        |              |             | 109,477 |
| TOTAL JUST VALUE          |              |             | 274,608 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 264,927 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1226208   | CO ISSUED   | 0       | 10/16/2012 |
| B1226501   | REMODEL     | 7,848   | 10/01/2012 |
| M17477     | H/AC        | 0       | 08/01/2012 |
| B26208     | NEW CONSTR  | 202,329 | 08/01/2012 |
| E25267     | TEMP POLE   | 0       | 07/01/2012 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1842/1258                      | 2/22/2013 | WD        | Q   | I   | 02     | 171,000    |
| GRANTOR: ADVANTAGE HOME BUILDE |           |           |     |     |        |            |
| GRANTEE: BUEHLER DONALD R &    |           |           |     |     |        |            |
| 1800/1900                      | 6/29/2012 | WD        | U   | V   | 30     | 30,000     |
| GRANTOR: BWC LAND LLC          |           |           |     |     |        |            |
| GRANTEE: ADVANTAGE HOME BUIL   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| BAS=[YR=2012] W2 PTO=[YR=2012] N10 W10 FSP=[YR=2012] W20 S10 E20 N10\$ S10 E10\$ W33 U3 L3 W9 D3 L3 S26 FGR=[YR=2012] S19 E20 N22 W10 S3 W10\$ E10 N3 E10 S17 E10 FOP=[YR=2012] S2 E6 N5 W4 S3 W2\$ E2 N3 E4 S8 E14 N45\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |