LOT 173
TIMBER CREEK PLANTATION #3
PB 7/302

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

2024

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

BUILDING CHARACTERISTICS

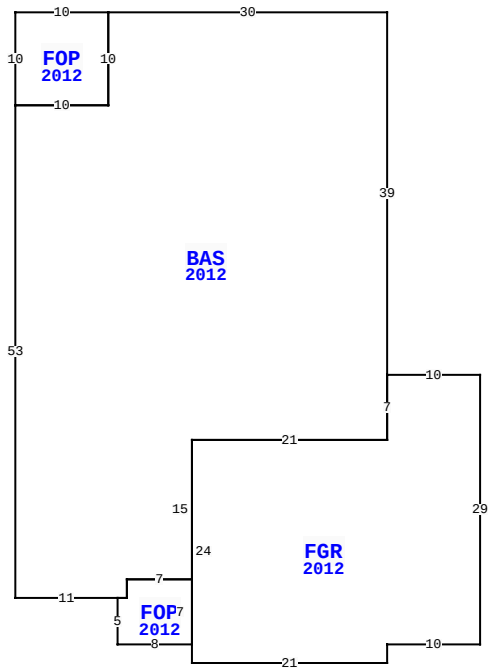
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	185,933
FGR	794	55	437	39,655
FOP	54	30	16	1,452
FOP	100	30	30	2,722
TOTALS	2,997		2,532	229,761

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	95.67	242,236	2012	2012	0	0	0	5.15	94.85

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		229,761
TOTAL MARKET OB/XF VALUE		4,842
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,603
SOH/AGL Deduction		124,427
ASSESSED VALUE		165,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,176
TOTAL JUST VALUE		289,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,326

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	93	4,643	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2012	2012	3	93	199	

LAND DESCRIPTION

TOTAL OB/XF 4,842

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	PUD	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 08/06/2024 BY SYS