LOT 112
TIMBER CREEK PLANTATION #3
PB 7/302

GARDNER RICHARD & KELLY ANN
77241 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

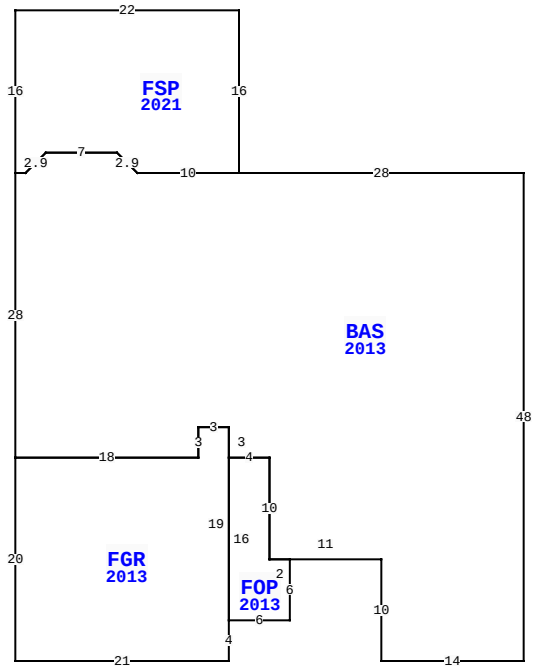
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	2013	1,799	195,170
FGR	429	55	2013	236	25,603
FOP	76	30	2013	23	2,495
FSP	334	40	2021	134	14,537
TOTALS	2,638			2,192	237,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	114.5620	114.56	251,116	2013	2013	0	0	0	5.30	94.70

1 SINGLE FAM – 100% - 2021 Heated Area: 1799 HX Base Yr 2021



77241 ANDORA DR, 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		237,807
TOTAL MARKET OB/XF VALUE		34,201
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,008
SOH/AGL Deduction		66,958
ASSESSED VALUE		260,050
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		204,328
TOTAL JUST VALUE		327,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001052	POOL SCREEN	10,910	01/26/2024
B23-11891	POOL	49,725	09/18/2023
21005076	ADDITION	8,588	04/22/2021
B1326853	NEW CONSTR	208,501	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0147	9/20/2020	WD	Q	I	02	230,000
GRANTOR: BONNSTETTER SETH J &						
GRANTEE: GARDNER RICHARD & K						
1955/0101	12/29/2014	WD	Q	I	01	187,000
GRANTOR: O'GRADY DEREK & MELIS						
GRANTEE: BONNSTETTER SETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 FSP=[YR=2021] N16 W22 S16 E1 U2 R2 E7 D2 R2 E10$ W10 U2 L2 W7 L2 D2 W1 S28 FGR=[YR=2013] S20 E21 N4 FOP=[YR=2013] E6 N6 W2 N10 W4 S16$ N19 W3 S3 W18$ E18 N3 E3 S3 E4 S10 E11 S10 E14 N48$.

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	0810	CONCRETE A	0	100	0	0	680.00	SF	6.50	6.50	100	2013	2013	3	93	4,111	
2	0462	ST/AL FNC	0	100	0	0	580.00	SF	10.00	10.00	100	2013	2013	3	68	3,944	
3	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	100	2024	2023		98	16,660	
4	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2024	2023		100	2,000	
5	0911	SCRN RM A	0	100	21	21	441.00	SF	17.50	17.50	100	2024	2023		97	7,486	

LAND DESCRIPTION

TOTAL OB/XF 34,201

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	000134	C	RES POND	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 12/11/2023 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS