

LOT 113
IN OR 1940/623
TIMBER CREEK PLANTATION #3

DILLARD ROBERT A & SUSAN J
77227 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0113-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

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	1,286	100	2014	1,286	133,844
FGR	420	55	2014	231	24,042
FOP	42	30	2014	13	1,353
FSP	348	40	2021	139	14,467
FUS	1,290	100	2014	1,290	134,260
TOTALS	3,386			2,959	307,965

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50
2	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,959	106.3140	106.31	314,571	2014	2019	0	0	0	2.10	97.90	
1 SINGLE FAM - 100% - 2015 Heated Area: 2576 HX Base Yr 2015													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
10,582													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
10,582													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					307,965				
TOTAL MARKET OB/XF VALUE					10,582				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					373,547				
SOH/AGL Deduction					121,235				
ASSESSED VALUE					252,312				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					196,590				
TOTAL JUST VALUE					373,547				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					360,060				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011517	ADDITION	8,404	11/20/2020
B1428855	CO ISSUED	0	09/26/2014
B1428855	NEW CONSTR	291,959	06/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1940/0623	9/29/2014	SW	Q	I	02	210,000	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: DILLARD ROBERT A &							
1731/1512	3/31/2011	WD	U	I	30	1,920,000	
GRANTOR: TIMBER CREEK II LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W29 S8 BAS=[YR=2014] W11 S28 FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E7 N6 W7 S6\$ N12 W21\$ E21 S6 E7 S14 E12 N44 W29 N4\$ S4E29N12\$ PTR=E20 FUS=[YR=2014] E40 S32 W20 S1 W10 N1 W10 N32\$ W20\$.									