LOT 114
TIMBER CREEK PLANTATION #3
PB 7/302

MOBLEY JAMETTA P
77213 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0114-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

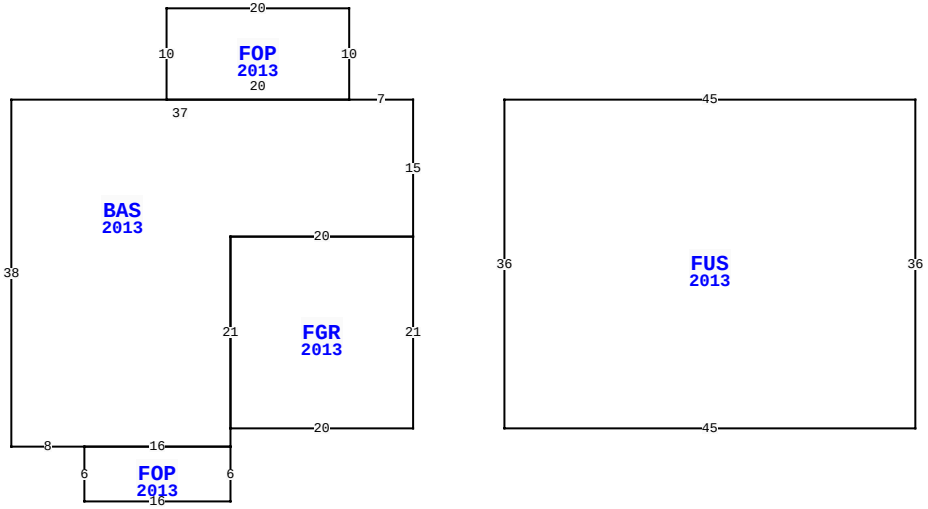
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	2013	1,212	119,596
FGR	420	55	2013	231	22,794
FOP	96	30	2013	29	2,861
FOP	200	30	2013	60	5,920
FUS	1,620	100	2013	1,620	159,856
TOTALS	3,548			3,152	311,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,152	104.4200	104.42	329,132	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2832 HX Base Yr 2022



77213 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		311,030
TOTAL MARKET OB/XF VALUE		8,090
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		374,120
SOH/AGL Deduction		56,787
ASSESSED VALUE		317,333
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		261,611
TOTAL JUST VALUE		374,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327517	CO ISSUED	0	11/20/2013
B1327517	NEW CONSTR	324,233	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1685	6/21/2021	WD	Q	I	01	350,000
GRANTOR: REICH GREGORY J JR &						
GRANTEE: MOBLEY JAMETTA P						
2050/0193	5/31/2016	WD	Q	I	01	240,000
GRANTOR: HAHN JOSHUA T & JUDIT						
GRANTEE: REICH GREGORY J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W7 FOP=[YR=2013] N10 W20 S10 E20$ W37 S38 E8 FOP=[YR=2013] S6 E16 N6 W16$ E16 N2 FGR=[YR=2013] E20 N21 W20 S21$ N21 E20 N15$ PTR=E10 FUS=[YR=2013] E45 S36 W45 N36$ W10$.

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	813.00	SF	6.50	6.50	100	2013	2013	3	93	4,915	
2	0462	ST/AL FNC	0	100	0	0	392.00	SF	10.00	10.00	100	2017	2017	3	81	3,175	

LAND DESCRIPTION

TOTAL OB/XF 8,090

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS