LOT 115
IN OR 2145/1061
TIMBER CREEK PLANTATION #3

DEES PAMELA B & JEFFERSON
77197 ANDORA DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

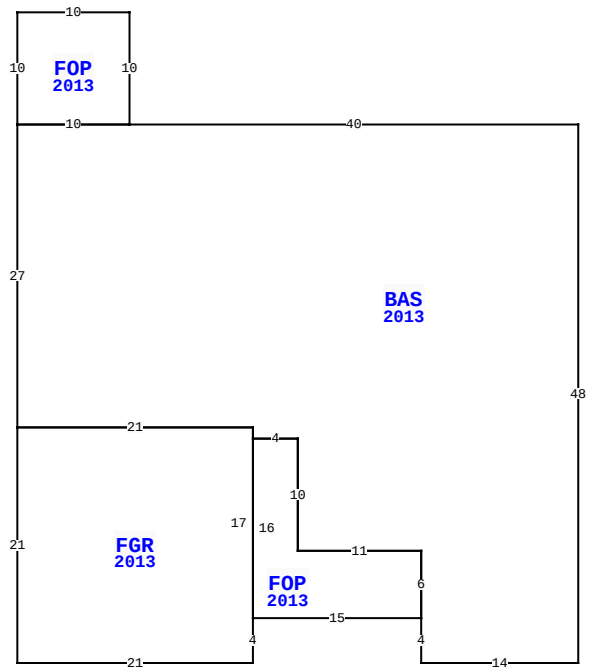
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,769	100	2013	1,769	180,318
FGR	441	55	2013	243	24,770
FOP	100	30	2013	30	3,058
FOP	130	30	2013	39	3,975
TOTALS	2,440			2,081	212,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	107.4080	107.41	223,520	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2018 Heated Area: 1769 HX Base Yr 2018



77197 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		212,120
TOTAL MARKET OB/XF VALUE		6,205
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,325
SOH/AGL Deduction		77,869
ASSESSED VALUE		195,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,734
TOTAL JUST VALUE		273,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327516	NEW CONSTR	211,950	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2145/1061	9/05/2017	WD	Q	I	02	200,000
GRANTOR: PINAULT ROBERT J						
GRANTEE: DEES PAMELA B & JEF						
1902/0122	1/14/2014	SW	Q	I	02	183,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PINAULT ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W40 W10 S27 E21 S1 E4 S10 E11 S6 S4 E14 N48 $
FGR=[YR=2013;ORIG=-50,27] S21 E21 N4 N17 W21 $
FOP=[YR=2013;ORIG=-29,44] E15 N6 W11 N10 W4 S16 $
FOP=[YR=2013;ORIG=-40,0] N10 W10 S10 E10 $
.

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	646.00	SF	6.50	6.50	100	2013	2013	3	93	3,905	
2	0462	ST/AL FNC	0	100	0	0	284.00	SF	10.00	10.00	100	2017	2017	3	81	2,300	

LAND DESCRIPTION

TOTAL OB/XF 6,205

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 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