LOT 116
IN OR 1954/1351
TIMBER CREEK PLANTATION #3

FLOWERS BRECK & DANNIELLE N
77179 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0116-0000

BUILDING CHARACTERISTICS

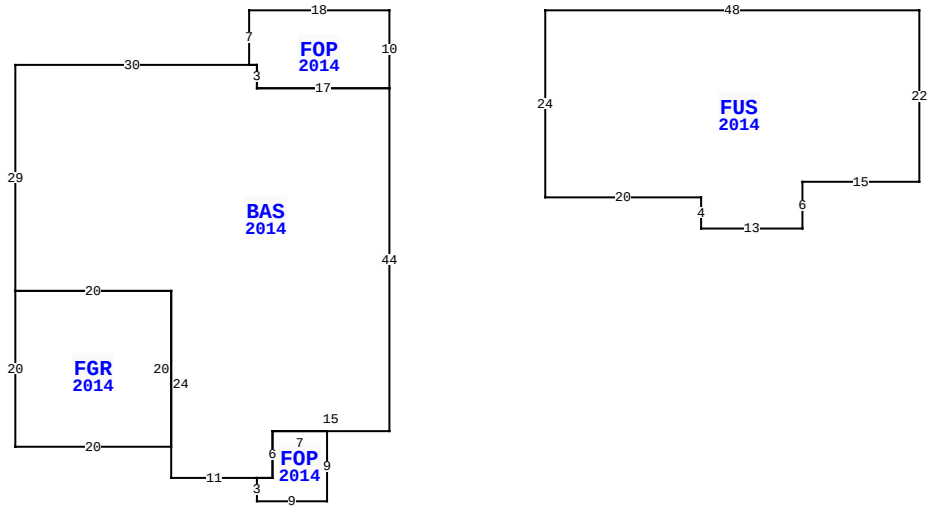
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,923	100	2014	1,923	184,977
FGR	400	55	2014	220	21,163
FOP	69	30	2014	21	2,020
FOP	177	30	2014	53	5,098
FUS	1,174	100	2014	1,174	112,929
TOTALS	3,743			3,391	326,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,391	100.8320	100.83	341,915	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2024 Heated Area: 3097 HX Base Yr



77179 ANDORA DR, YULEE

BLD DATE		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		326,187
TOTAL MARKET OB/XF VALUE		4,784
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,971
SOH/AGL Deduction		3,861
ASSESSED VALUE		382,110
TOTAL EXEMPTION VALUE	13	382,110
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		385,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429295	CO ISSUED	0	12/19/2014
B1429295	NEW CONSTR	358,505	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/1351	12/23/2014	SW	Q	I	01	245,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FLOWERS BRECK & DAN						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W18 S7 BAS=[YR=2014] W30 S29 FGR=[YR=2014] S20 E20 N20 W20$ E20 S24 E11 FOP=[YR=2014] S3 E9 N9 W7 S6 W2$ E2 N6 E15 N44 W17 N3 W1$ E1 S3 E17 N10$ PTR=E20 FUS=[YR=2014] E48 S22 W15 S6 W13 N4 W20 N24$ W20$.

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	783.00	SF	6.50	6.50	100	2014	2014	3	94	4,784	

LAND DESCRIPTION

TOTAL OB/XF 4,784

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 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS