LOT 117
IN OR 1941/818
TIMBER CREEK PLANTATION #3

HUSSEINI ABLA/HUSAYNI HUSAM
9036 FASCINE CT
MECHANICHSVILLE, VA 23116

2025

11-2N-26-2052-0117-0000

BUILDING CHARACTERISTICS

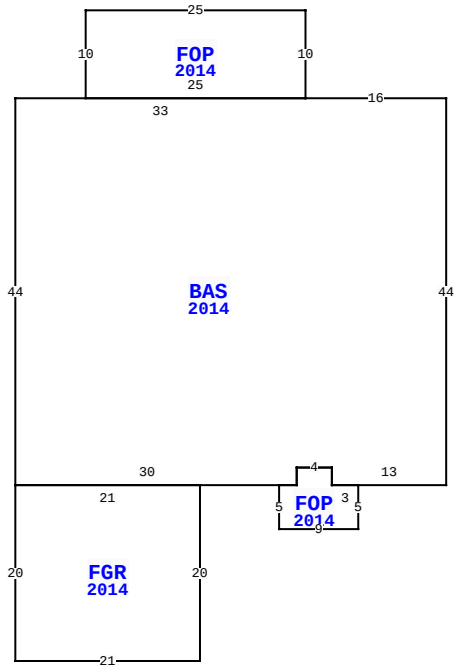
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	05	ASPH TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,148	100	2014	2,148	205,780
FGR	420	55	2014	231	22,130
FOP	53	30	2014	16	1,533
FOP	250	30	2014	75	7,186
TOTALS	2,871			2,470	236,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	100.4160	100.42	248,037	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 0% - 0 Heated Area: 2148 HX Base Yr



77161 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	236,627
TOTAL MARKET OB/XF VALUE	4,570
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	296,197
SOH/AGL Deduction	0
ASSESSED VALUE	296,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,197
TOTAL JUST VALUE	296,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428877	CO ISSUED	0	09/24/2014
B1428877	NEW CONSTR	267,662	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1941/0818	9/30/2014	SW	Q	I	02	181,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HUSSEINI ABLA & HUS						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] N10 W25 S10 E25$ W33 S44 FGR=[YR=2014] S20 E21 N20 W21$ E30 FOP=[YR=2014] S5 E9 N5 W3 N2 W4 S2 W2$ E2 N2 E4 S2 E13 N44$.

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	0	0	0	748.00	SF	6.50	6.50	100	2014	2014	3	94	4,570	

LAND DESCRIPTION

TOTAL OB/XF 4,570

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

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS