LOT 118
IN OR 2144/606
TIMBER CREEK PLANTATION #3

ROY CAROLYN & PAUL
77143 ANDORA DRIVE
YULEE, FL 32097

**2025**

**11-2N-26-2052-0118-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

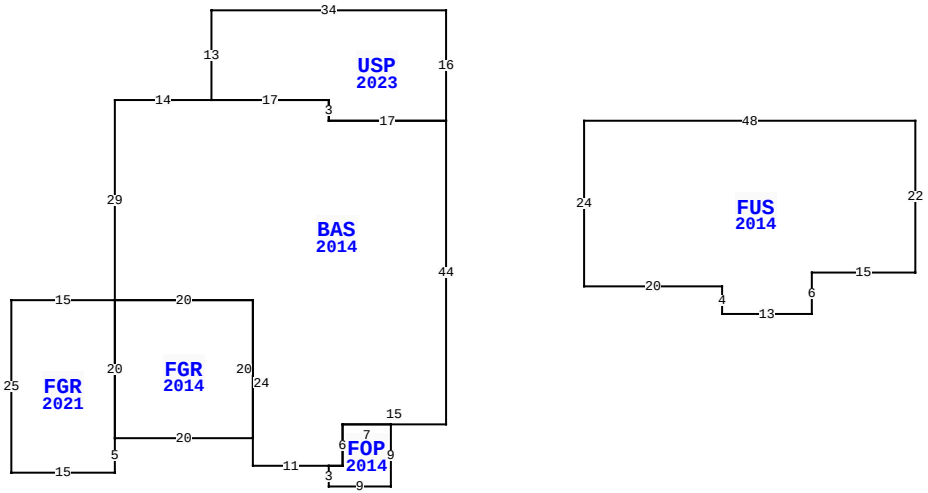
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 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 | 190,041 |
| FGR | 400 | 55 | 2014 | 220 | 21,742 |
| FGR | 375 | 55 | 2021 | 206 | 20,358 |
| FOP | 69 | 30 | 2014 | 21 | 2,075 |
| FUS | 1,174 | 100 | 2014 | 1,174 | 116,021 |
| USP | 493 | 30 | 2023 | 148 | 14,626 |
| TOTALS | 4,434 | | | 3,692 | 364,861 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,692 | 103.5900 | 103.59 | 382,454 | 2014 | 2014 | 0 | 0 | 0 | 4.60 | 95.40 |

1 SINGLE FAM – 100% - 2020 Heated Area: 3097 HX Base Yr




77143 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 | | 364,861 |
| TOTAL MARKET OB/XF VALUE | | 16,831 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 436,692 |
| SOH/AGL Deduction | | 7,717 |
| ASSESSED VALUE | | 428,975 |
| TOTAL EXEMPTION VALUE | 13 | 428,975 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 436,692 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 420,310 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22009323 | REAR SCREEN PORCH | 18,011 | 06/17/2022 |
| 21001519 | GARAGE | 18,112 | 02/09/2021 |
| B1429272 | CO ISSUED | 0 | 12/29/2014 |
| B1429272 | NEW CONSTR | 354,108 | 09/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2144/0606 | 8/23/2017 | QC | U | V | 11 | 100 |
| GRANTOR: ROY CAROLYN | | | | | | |
| GRANTEE: ROY CAROLYN & PAUL | | | | | | |
| 1956/0627 | 12/30/2014 | SW | Q | I | 01 | 250,500 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: ROY CAROLYN | | | | | | |

## 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 | 701.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 94 | 4,283 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 458.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 4,534 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 576.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 2,965 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 510.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,049 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 N3 W17 W14 S29 E20 S24 E11 E2 N6 E15 N44 $
FUS=[YR=2014;ORIG=20,0] E48 S22 W15 S6 W13 N4 W20 N24 $
FGR=[YR=2014;ORIG=-48,46] E20 N20 W20 S20 $
FGR=[YR=2021;ORIG=-48,26] W15 S25 E15 N5 N20 $
FOP=[YR=2014;ORIG=-17,50] S3 E9 N9 W7 S6 W2 $
PTR=[ORIG=0,0] E20 W20 $
USP=[YR=2023;ORIG=0,0] N16 W34 S13 E17 S3 E17 $
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## LAND DESCRIPTION

TOTAL OB/XF 16,831

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS