LOT 121
TIMBER CREEK PLANTATION #3
PB 7/302

BOOTH ZACHARY MICHAEL & BETHANY DAWN
77087 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0121-0000

BUILDING CHARACTERISTICS

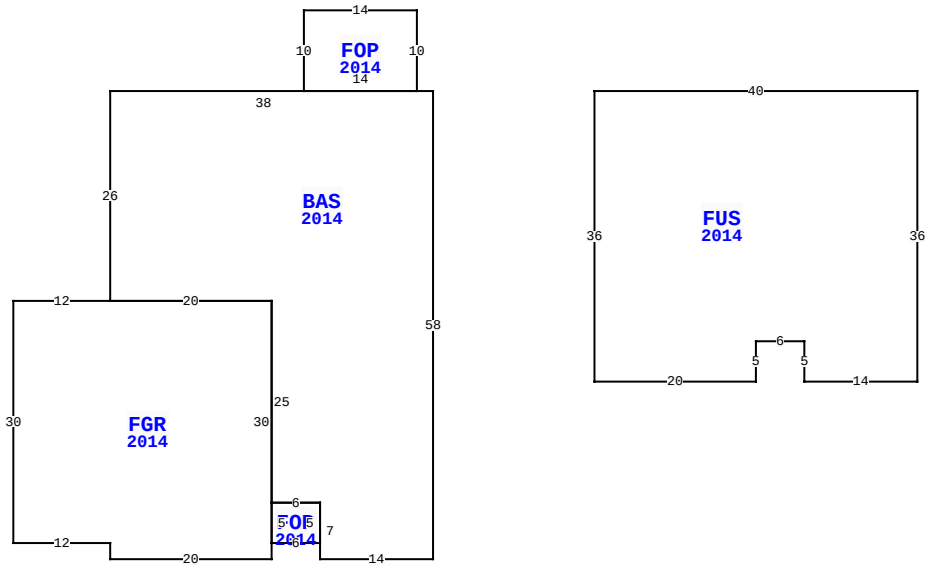
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,638	100	2014	1,638	157,234
FGR	1,000	55	2014	550	52,795
FOP	30	30	2014	9	864
FOP	140	30	2014	42	4,032
FUS	1,410	100	2014	1,410	135,348
TOTALS	4,218			3,649	350,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,649	100.6200	100.62	367,162	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2024 Heated Area: 3048 HX Base Yr 2024



77087 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		350,273
TOTAL MARKET OB/XF VALUE		5,908
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		411,181
SOH/AGL Deduction		4,234
ASSESSED VALUE		406,947
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		356,225
TOTAL JUST VALUE		411,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327726	CO ISSUED	0	01/23/2014
B1327726	NEW CONSTR	375,734	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/1840	9/19/2023	WD	Q	I	01	470,000
GRANTOR: SALIM HOLANDRIA & CAR						
GRANTEE: BOOTH ZACHARY MICHA						
2436/0156	2/19/2021	WD	Q	I	01	335,000
GRANTOR: WILLIAMS JOSHUA N & A						
GRANTEE: SALIM HOLANDRIA & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 FOP=[YR=2014] N10 W14 S10 E14$ W38 S26 FGR=[YR=2014] W12 S30 E12 S2 E20 N2 FOP=[YR=2014] E6 N5 W6 S5$ N30 W20$ E20 S25 E6 S7 E14 N58$ PTR=E20 FUS=[YR=2014] E40 S36 W14 N5 W6 S5 W20 N36$ 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	967.00	SF	6.50	6.50	100	2014	2014	3	94	5,908	

LAND DESCRIPTION

TOTAL OB/XF 5,908

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