LOT 122
TIMBER CREEK PLANTATION #3
PB 7/302

DWINELL JESSIE & CODY
77049 ANDORA LN
YULEE, FL 32097

2025

11-2N-26-2052-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

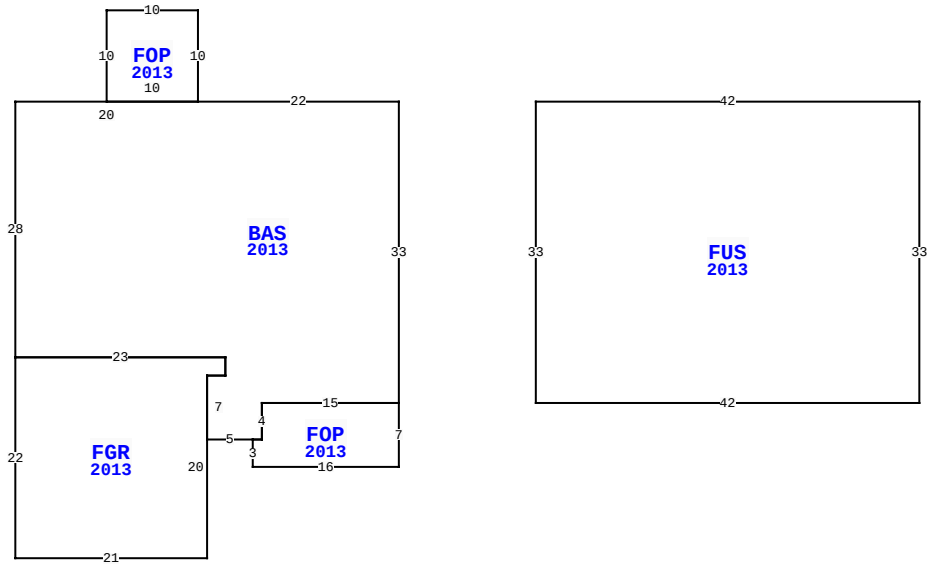
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,301	100	2013	1,301	118,810
FGR	466	55	2013	256	23,379
FOP	100	30	2013	30	2,740
FOP	108	30	2013	32	2,922
FUS	1,386	100	2013	1,386	126,573
TOTALS	3,361			3,005	274,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	96.2320	96.23	289,171	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 2025 Heated Area: 2687 HX Base Yr



77049 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	274,423
TOTAL MARKET OB/XF VALUE	10,006
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	339,429
SOH/AGL Deduction	0
ASSESSED VALUE	339,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,429
TOTAL JUST VALUE	339,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327453	CO ISSUED	0	10/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1752	4/01/2025	WD	Q	I	01	425,000
GRANTOR: JONES JAMES L & ELIZA						
GRANTEE: DWINELL JESSIE & CO						
2446/1455	3/19/2021	WD	Q	I	01	302,000
GRANTOR: SCHIREN THOMAS A II &						
GRANTEE: JONES JAMES L & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 FOP=[YR=2013] N10 W10 S10 E10$ W20 S28
FGR=[YR=2013] S22 E21 N20 E2 N2 W23$ E23 S2 W2 S7 E5
FOP=[YR=2013] S3 E16 N7 W15 S4 W1$ E1 N4 E15 N33$ PTR=E15
FUS=[YR=2013] E42 S33 W42 N33$ W15$.

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	661.00	SF	6.50	6.50	100	2013	2013	3	93	3,996	
2	0462	ST/AL FNC	0	0	0	0	742.00	SF	10.00	10.00	100	2017	2017	3	81	6,010	

LAND DESCRIPTION

TOTAL OB/XF 10,006

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	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