

LOT 123
IN OR 2078/1251
TIMBER CREEK PLANTATION #3

MCGILL KEVIN DEWAYNE & SUJAY JIMENEZ
77029 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0123-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		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	2,264	100	2013	2,264	234,422
FGR	677	55	2013	372	38,518
FOP	51	30	2013	15	1,554
FSP	232	40	2013	93	9,630
FUS	494	100	2013	494	51,151
TOTALS	3,718			3,238	335,275

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,238	109.5720	109.57	354,788	2013	2013	0	0	5.50	94.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2758 HX Base Yr											
77029 ANDORA DR, YULEE											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES							77029 ANDORA DR, YULEE				INC DATE				AG DATE			
L N	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	0811	CONCRETE B	0	100	0	0	1,133.00	SF	5.20	5.20	100	2013	2013	3	93	5,479		
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2013	2013	3	68	4,406		