LOT 124
IN OR 1912/1744
TIMBER CREEK PLANTATION #3

CARTER GRANVILL B & SUSAN E
77015 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0124-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

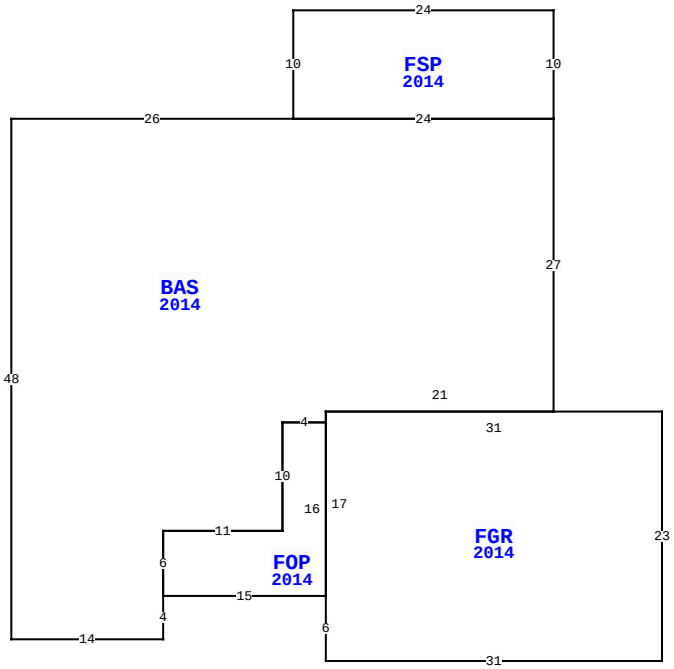
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	2014	1,769	193,014
FGR	713	55	2014	392	42,771
FOP	130	30	2014	39	4,255
FSP	240	40	2014	96	10,475
TOTALS	2,852			2,296	250,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,296	114.3660	114.37	262,594	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1769 HX Base Yr 2015



77015 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		250,515
TOTAL MARKET OB/XF VALUE		4,607
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,122
SOH/AGL Deduction		96,552
ASSESSED VALUE		213,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,848
TOTAL JUST VALUE		310,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428213	CO ISSUED	0	04/10/2014
B1428213	NEW CONSTR	167,389	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1912/1744	4/15/2014	SW	Q	I	01	202,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CARTER GRANVIL B &						
1841/1909	2/14/2013	WD	Q	V	05	638,000
GRANTOR: BWC LAND LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W24 S10 BAS=[YR=2014] W26 S48 E14 N4
FOP=[YR=2014] E15 FGR=[YR=2014] S6 E31 N23 W31 S17$ N16 W4
S10 W11 S6$ N6 E11 N10 E4 N1 E21 N27 W24$ E24 N10$.

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	754.00	SF	6.50	6.50	100	2014	2014	3	94	4,607	

LAND DESCRIPTION

TOTAL OB/XF 4,607

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	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 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