

HOBSON EVERETT & NORMA IRREVOCABLE TRUST/HOBSON EV
77146 ANDORA DR
YULEE, FL 32097

11-2N-26-2052-0145-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
13LVT/LAMNT 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,99010020121,990195,961
FGR44155201224323,929
FOP60302012181,773
PTO2152012198

TOTALS2,5122,252221,761

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB
0100012,252104.3700104.37235,041201220120005.6594.35
Heated Area: 1990HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY
VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE221,761
TOTAL MARKET OB/XF VALUE3,700
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE280,461
SOH/AGL Deduction237
ASSESSED VALUE280,224
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE280,224
TOTAL JUST VALUE280,461
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE270,528

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCDPRICE
2420/046412/22/2020WDQI01255,000
GRANTOR: RIGDON GREGORY W & EL
GRANTEE: HOBSON EVERETT & NO
2092/120812/30/2016WDQI01204,000
GRANTOR: CLIFFORD CHRISTOPHER
GRANTEE: RIGDON GREGORY W &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W14 S1 PTO=[YR=2012] W3 S7 E3 N7\$ S7 W34 S31
FGR=[YR=2012] S21 E21 N16 FOP=[YR=2012] E12 N5 W12 S5 \$ N5
W21\$ E33 S26 E15 N65\$.

LAND DESCRIPTION

L NUSE CODECLS
1 000100C
RES

TOTAL OB/XF

3,700

REVIEW DATE08/09/2022BYKBA

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