LOT 146
IN OR 1833/1414
TIMBER CREEK PLANTATION #3

SCHMARJE JAMES A
77136 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

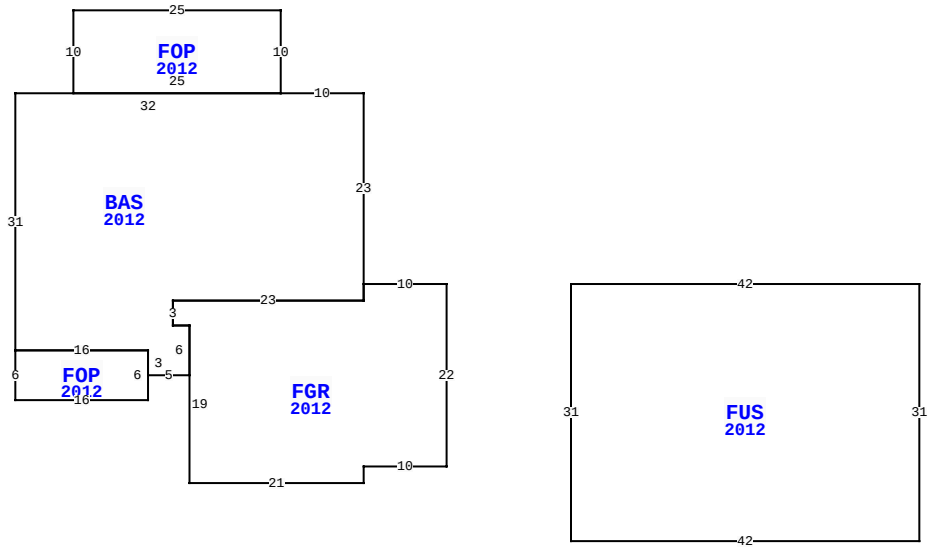
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,185	100	2012	1,185	114,030
FGR	688	55	2012	378	36,374
FOP	96	30	2012	29	2,791
FOP	250	30	2012	75	7,217
FUS	1,302	100	2012	1,302	125,288
TOTALS	3,521			2,969	285,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,969	101.9900	101.99	302,808	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2013 Heated Area: 2487 HX Base Yr 2013



77136 ANDORA DR, YULEE

BLD DATE	01/03/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,699
TOTAL MARKET OB/XF VALUE		4,756
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		345,455
SOH/AGL Deduction		149,830
ASSESSED VALUE		195,625
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		139,903
TOTAL JUST VALUE		345,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006439	REPAIR/RRF	17,000	05/19/2021
B26496	CO ISSUED	0	12/18/2012
M1217756	H/AC	0	11/01/2012
P1216175	NEW CONSTR	0	10/01/2012
B1226496	NEW CONSTR	293,308	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/1414	12/14/2012	WD	Q	I	01	196,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SCHMARJE JAMES A						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N23 W10 FOP=[YR=2012] N10 W25 S10 E25$ W32 S31 FOP=[YR=2012] S6 E16 N6 W16$ E16 S3 E5 N6 W2 N3 E23 N2$ S2 W23 S3 E2 S19 E21 N2 E10 N22$ PTR= E15 FUS=[YR=2012] E42 S31 W42 N31$ 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	0812	CONCRETE C	0	100	0	0	1,156.00	SF	4.00	4.00	100	2012	2012	3	92	4,254	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2012	2012	3	92	502	

LAND DESCRIPTION

TOTAL OB/XF 4,756

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	000100	C	RES	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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS