LOT 148
TIMBER CREEK PLANTATION #3
PB 7/302

HAWLEY ALBAN G & LINDA L
77114 ANDORA DR
YULEE, FL 32097-0641

2025

11-2N-26-2052-0148-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

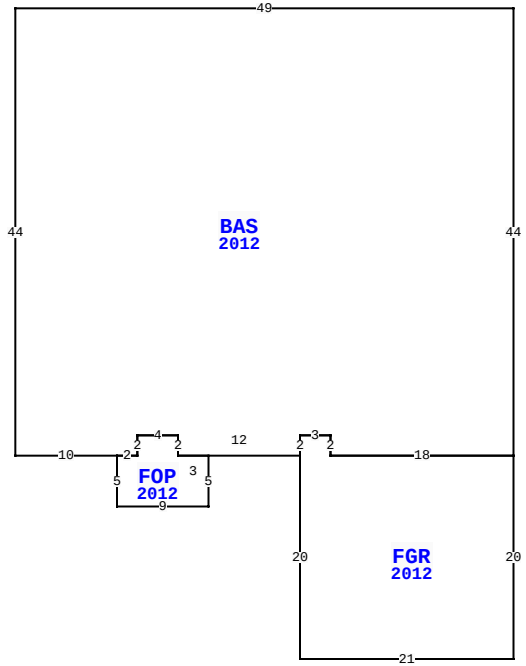
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,142	100	2012	2,142	212,910
FGR	426	55	2012	234	23,259
FOP	53	30	2012	16	1,591
TOTALS	2,621			2,392	237,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	105.3500	105.35	251,997	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2142 HX Base Yr 2022



77114 ANDORA DR, YULEE

BLD DATE	12/05/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,759
TOTAL MARKET OB/XF VALUE		7,301
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,060
SOH/AGL Deduction		90,950
ASSESSED VALUE		209,110
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,388
TOTAL JUST VALUE		300,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226388	CO ISSUED	0	02/12/2013
E1225476	NEW CONSTR	0	10/01/2012
M1217638	H/AC	0	10/01/2012
B26388	NEW CONSTR	247,414	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1877	9/15/2021	WD	Q	I	01	317,000
GRANTOR: AHRENS JENNIFER & KYL						
GRANTEE: HAWLEY ALBAN G & LI						
1853/1247	4/29/2013	WD	Q	I	01	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: AHRENS JENNIFER & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W49 S44 E10 FOP=[YR=2012] S5 E9N5 W3 N2 W4 S2 W2$ E2 N2 E4 S2E12 FGR=[YR=2012] S20 E21 N20 W18 N2 W3 S2$ N2 E3 S2 E18 N44 $.

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	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	2012	2012	3	92	2,851	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2012	2012	3	92	610	
3	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2017	2017	3	96	3,840	

LAND DESCRIPTION

TOTAL OB/XF 7,301

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 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS