LOT 150
TIMBER CREEK PLANTATION #3
PB 7/302

BUEHLER LINDA K L/E/
77086 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

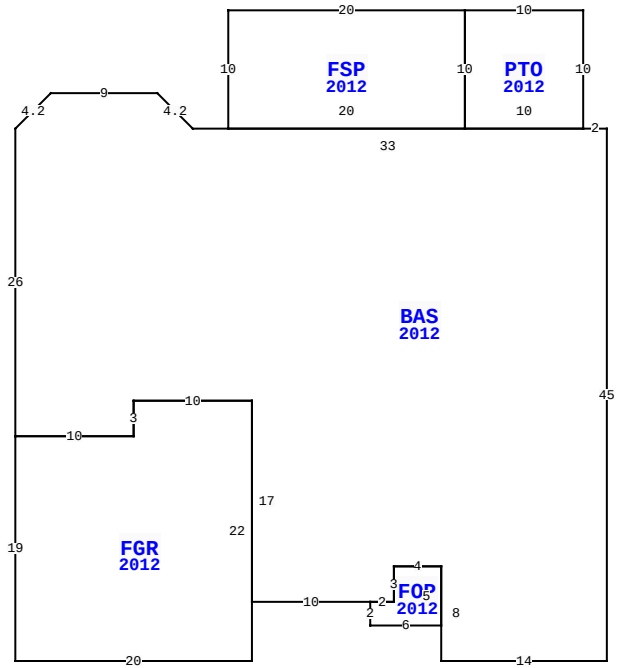
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2012	1,784	191,945
FGR	410	55	2012	226	24,316
FOP	24	30	2012	7	753
FSP	200	40	2012	80	8,608
PTO	100	5	2012	5	538
TOTALS	2,518			2,102	226,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	114.4640	114.46	240,595	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1784 HX Base Yr 2014



77086 ANDORA DR, YULEE

BLD DATE	10/23/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,159
TOTAL MARKET OB/XF VALUE		3,569
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,728
SOH/AGL Deduction		115,481
ASSESSED VALUE		169,247
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		113,525
TOTAL JUST VALUE		284,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226208	CO ISSUED	0	10/16/2012
B1226501	REMODEL	7,848	10/01/2012
M17477	H/AC	0	08/01/2012
B26208	NEW CONSTR	202,329	08/01/2012
E25267	TEMP POLE	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1422	5/22/2025	LE	U	I	11	100
GRANTOR: BUEHLER LINDA K						
GRANTEE: PARKER MELISSA K						
1842/1258	2/22/2013	WD	Q	I	02	171,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BUEHLER DONALD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 PTO=[YR=2012] N10 W10 FSP=[YR=2012] W20 S10 E20 N10$ S10 E10$ W33 U3 L3 W9 D3 L3 S26
FGR=[YR=2012] S19 E20 N22 W10 S3 W10$ E10 N3 E10 S17 E10
FOP=[YR=2012] S2 E6 N5 W4 S3 W2$ E2 N3 E4 S8 E14 N45$.

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	671.00	SF	5.20	5.20	100	2012	2012	3	92	3,210	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	92	359	

LAND DESCRIPTION

TOTAL OB/XF 3,569

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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS