LOT 151
IN OR 1883/248
TIMBER CREEK PLANTATION #3

DUNN CHARLES M JR & ALICIA L
77072 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0151-0000

BUILDING CHARACTERISTICS

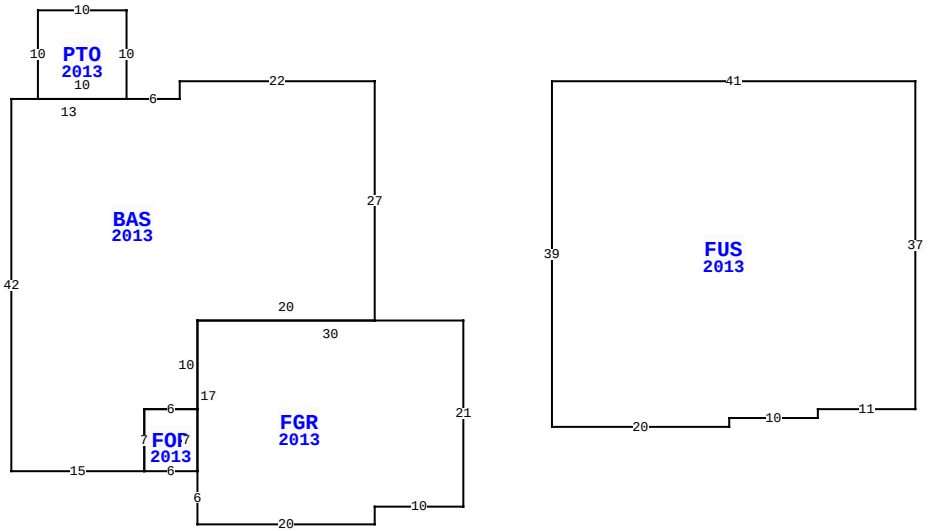
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,384	100	2013	1,384	125,182
FGR	670	55	2013	368	33,285
FOP	42	30	2013	13	1,176
FUS	1,567	100	2013	1,567	141,734
PTO	100	5	2013	5	453
TOTALS	3,763			3,337	301,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,337	95.3120	95.31	318,049	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2014 Heated Area: 2951 HX Base Yr 2014



77072 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		301,829
TOTAL MARKET OB/XF VALUE		10,793
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,622
SOH/AGL Deduction		148,432
ASSESSED VALUE		219,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,468
TOTAL JUST VALUE		367,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327010	CO ISSUED	0	07/01/2013
B1327010	NEW CONSTR	319,979	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/0248	9/27/2013	WD	Q	I	01	183,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DUNN CHARLES M JR &						
1843/1045	3/01/2013	WD	U	V	30	34,000
GRANTOR: BWC LAND LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 S2 W6 PTO=[YR=2013] N10 W10 S10 E10$ W13 S42 E15 FOP=[YR=2013] E6 FGR=[YR=2013] S6 E20 N2 E10 N21 W30S17$ N7 W6 S7$ N7 E6 N10 E20 N27$ PTR=E20 FUS=[YR=2013] E41 S37 W11 S1 W10 S1 W20 N39$ W20$.

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	1,253.00	SF	5.20	5.20	100	2013	2013	3	93	6,060	
2	0462	ST/AL FNC	0	100	0	0	696.00	SF	10.00	10.00	100	2013	2013	3	68	4,733	

LAND DESCRIPTION

TOTAL OB/XF 10,793

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS