LOT 152
IN OR 1823/1327
TIMBER CREEK PLANTATION #3

GREEN WILLIAM & WENDY S
77066 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0152-0000

BUILDING CHARACTERISTICS

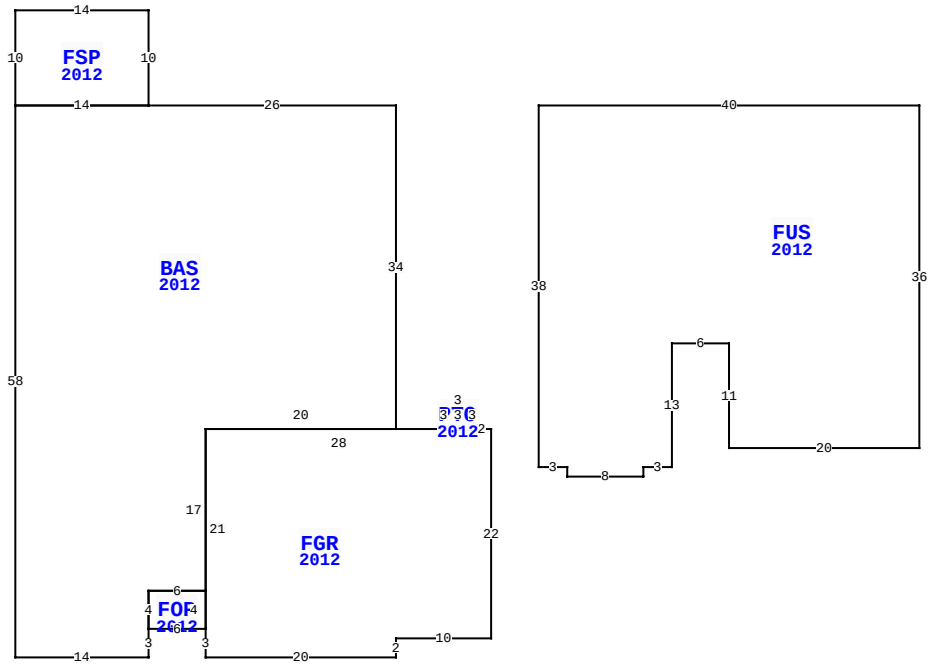
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,798	100	2012	1,798	168,555
FGR	700	55	2012	385	36,093
FOP	24	30	2012	7	657
FSP	140	40	2012	56	5,250
FUS	1,410	100	2012	1,410	132,182
PTO	9	5	2012	0	0
TOTALS	4,081			3,656	342,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,656	99.3600	99.36	363,260	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2024 Heated Area: 3208 HX Base Yr 2024



77066 ANDORA DR, YULEE

BLD DATE	10/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,736
TOTAL MARKET OB/XF VALUE		4,395
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		402,131
SOH/AGL Deduction		4,153
ASSESSED VALUE		397,978
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		337,256
TOTAL JUST VALUE		402,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226207	CO ISSUED	0	10/24/2012
B1226552	REMODEL	2,789	10/01/2012
M17476	H/AC	0	08/01/2012
B26207	NEW CONSTR	657,978	07/01/2012
E25268	NEW CONSTR	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/1327	10/29/2012	WD	Q	I	01	201,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GREEN WILLIAM & WEN						
1800/1894	6/29/2012	WD	U	V	30	32,000
GRANTOR: BWC LAND LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W26 FSP=[YR=2012] N10 W14 S10 E14$ W14 S58 E14 N3 FOP=[YR=2012] E6 FGR=[YR=2012] S3 E20 N2 E10 N22 W2 PTO=[YR=2012] N3 W3 S3 E3$ W28 S21$ N4 W6 S4$ N4 E6 N17 E20 N34$ PTR=E15 FUS=[YR=2012] E40 S36 W20 N11 W6 S13 W3 S1 W8 N1 W3 N38$ 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	1,136.00	SF	4.00	4.00	100	2012	2012	3	92	4,180	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2012	2012	3	92	215	

LAND DESCRIPTION

TOTAL OB/XF 4,395

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