LOT 154
IN OR 1829/1706
TIMBER CREEK PLANTATION #3

MCGOWAN-POUGH TONYA
77048 ANDORA DR
YULEE, FL 32097

2025

11-2N-26-2052-0154-0000

BUILDING CHARACTERISTICS

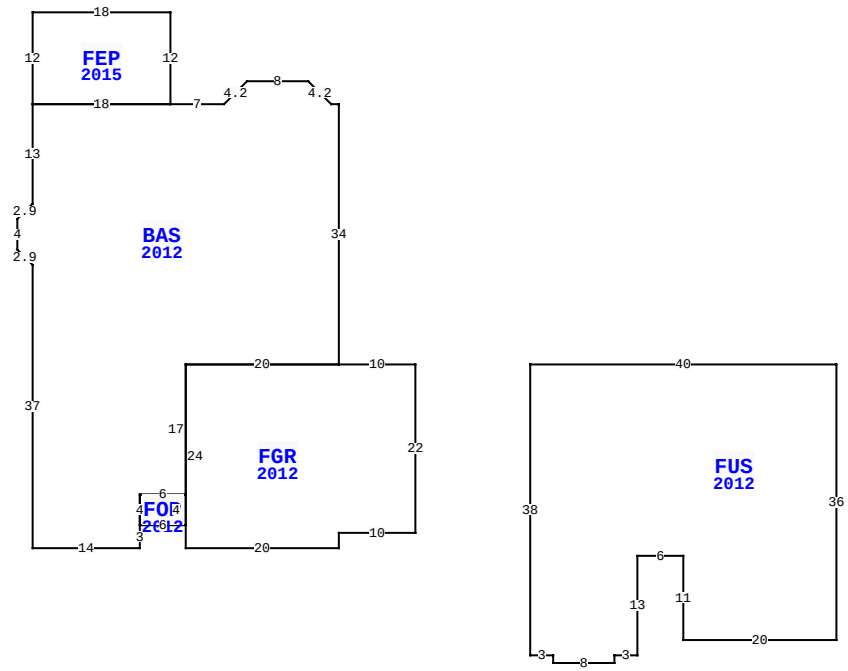
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,843	100	2012	1,843	161,037
FEP	216	80	2015	173	15,117
FGR	700	55	2012	385	33,640
FOP	24	30	2012	7	611
FUS	1,410	100	2012	1,410	123,202
TOTALS	4,193			3,818	333,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,818	92.6100	92.61	353,585	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2020 Heated Area: 3253 HX Base Yr



77048 ANDORA DR, YULEE

BLD DATE	12/05/2012 KK	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		333,607
TOTAL MARKET OB/XF VALUE		17,183
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		405,790
SOH/AGL Deduction		6,319
ASSESSED VALUE		399,471
TOTAL EXEMPTION VALUE	13	399,471
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		405,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530635	ADDITION	12,500	06/01/2015
E1325747	REMODEL	0	01/01/2013
B26376	CO ISSUED	0	12/06/2012
M1217634	H/AC	0	10/01/2012
P16077	NEW CONSTR	0	08/01/2012
B26376	NEW CONSTR	363,245	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/1706	12/11/2012	WD	Q	I	01	195,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MCGOWAN-POUGH TONYA						
1806/0710	8/01/2012	WD	U	V	30	32,000
GRANTOR: BWC LAND LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N34 W1 U3 L3 W8 D3 L3 W7 FEP=[YR=2015] N12 W18 S12 E18$ W18 S13 L2 D2 S4 D2 R2 S37 E14 N3 FOP=[YR=2012] E6 N4 W6 S4$ N4 E6 N17 E20$ W20 S24 E20 N2 E10 N22$ 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	1,017.00	SF	4.00	4.00	100	2012	2012	3	92	3,743	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2012	2012	3	92	215	
3	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	100	2015	2015	3	95	3,648	
4	0476	VF 6 SBPL	0	100	0	0	344.00	LF	32.00	32.00	100	2015	2015	3	87	9,577	

LAND DESCRIPTION

TOTAL OB/XF 17,183

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 04/28/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS