LOT 172
TIMBER CREEK PLANTATION #3
PB 7/302

STARLING APRIL M
78049 UNDERWOOD CT
YULEE, FL 32097

2025

11-2N-26-2052-0172-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

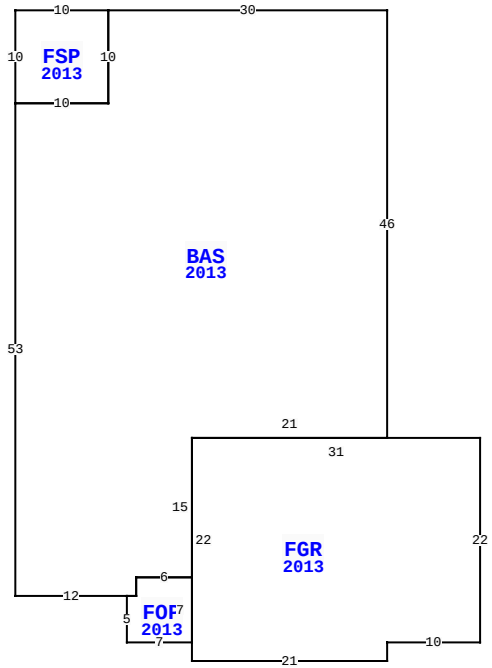
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,051	100	2013	2,051	200,129
FGR	724	55	2013	398	38,835
FOP	47	30	2013	14	1,366
FSP	100	40	2013	40	3,903
TOTALS	2,922			2,503	244,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,503	102.8160	102.82	257,358	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2051 HX Base Yr 2021



78049 UNDERWOOD CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,233
TOTAL MARKET OB/XF VALUE		5,010
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,243
SOH/AGL Deduction		69,489
ASSESSED VALUE		234,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,032
TOTAL JUST VALUE		304,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326900	CO ISSUED	0	05/31/2013
B1326900	NEW CONSTR	248,244	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0179	4/24/2020	WD	Q	I	01	252,000
GRANTOR: JAMES ROGER DALE & HO						
GRANTEE: STARLING APRIL M						
2183/0487	2/21/2018	WD	U	I	11	100
GRANTOR: JAMES JENNIFER RENE N						
GRANTEE: JAMES ROGER DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 FSP=[YR=2013] W10 S10 E10 N10$ S10 W10 S53 E12 FOP=[YR=2013] S5 E7 FGR=[YR=2013] S2 E21 N2 E10 N22 W31 S22$ N7 W6 S2 W1$ E1 N2 E6 N15 E21 N46$.

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	1,036.00	SF	5.20	5.20	100	2013	2013	3	93	5,010	

LAND DESCRIPTION

TOTAL OB/XF 5,010

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