LOT 178
TIMBER CREEK PLANTATION #3
PB 7/302

DOMINGUEZ DELIO
78096 UNDERWOOD CT
YULEE, FL 32097

2025

11-2N-26-2052-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

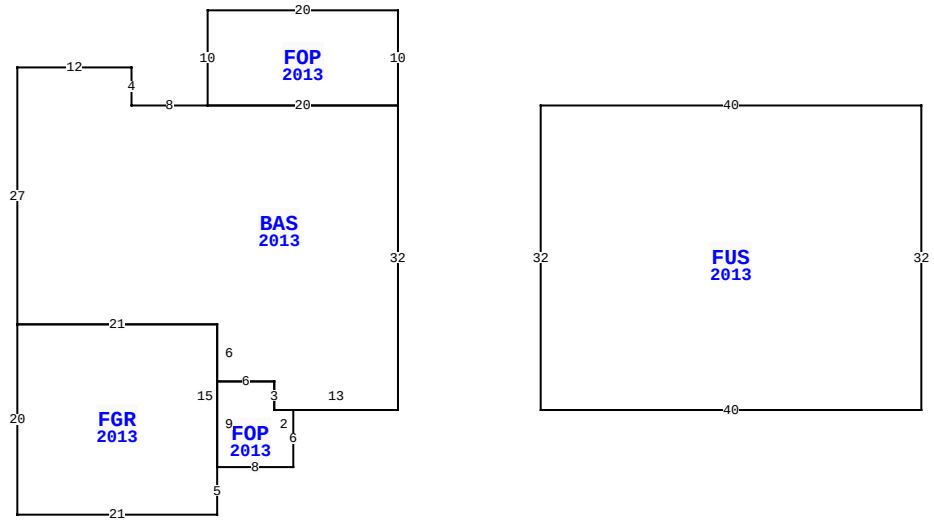
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 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	1,121	100	2013	1,121	112,005
FGR	420	55	2013	231	23,080
FOP	66	30	2013	20	1,998
FOP	200	30	2013	60	5,995
FUS	1,280	100	2013	1,280	127,892
TOTALS	3,087			2,712	270,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	106.2720	106.27	288,204	2013	2013	0	0	0	5.98	94.02

1 SINGLE FAM – 0% - 0 Heated Area: 2401 HX Base Yr



78096 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	270,969
TOTAL MARKET OB/XF VALUE	4,445
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	330,414
SOH/AGL Deduction	9,019
ASSESSED VALUE	321,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,395
TOTAL JUST VALUE	330,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326857	NEW CONSTR	267,250	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0529	10/07/2020	QC	U	I	11	100
GRANTOR: RODRIGUEZ MIDALYS						
GRANTEE: DOMINGUEZ DELIO						
1871/0838	5/22/2013	SW	Q	I	02	203,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DOMINQUEZ-AYALA DEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] N10 W20 S10 BAS=[YR=2013] W8 N4 W12 S27 FGR=[YR=2013] S20 E21 N5 FOP=[YR=2013] E8 N6 W2 N3 W6 S9$ N15 W21$ E21 S6 E6 S3 E13 N32 W20$ E20$ PTR=E15 FUS=[YR=2013] E40 S32 W40 N32$ 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	0810	CONCRETE A	0	0	0	0	661.00	SF	6.50	6.50	100	2013	2013	3	93	3,996	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2017	2017	3	96	449	

LAND DESCRIPTION

TOTAL OB/XF 4,445

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	0	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