LOT 179
IN OR 2180/1370
TIMBER CREEK PLANTATION #3

CLARKE JOSEPH M
78084 UNDERWOOD CT
YULEE, FL 32097

2025

11-2N-26-2052-0179-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

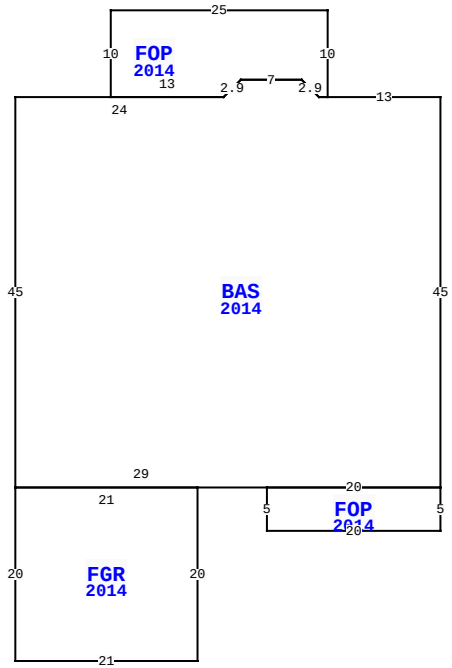
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,223	100	2014	2,223	219,551
FGR	420	55	2014	231	22,814
FOP	100	30	2014	30	2,963
FOP	232	30	2014	70	6,914
TOTALS	2,975			2,554	252,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	103.5840	103.58	264,543	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2223 HX Base Yr



78084 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		252,242
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,742
SOH/AGL Deduction		4,894
ASSESSED VALUE		305,848
TOTAL EXEMPTION VALUE	13	305,848
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		310,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429246	CO ISSUED	0	11/24/2014
B1429246	NEW CONSTR	266,132	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1370	3/01/2018	WD	Q	I	02	245,000
GRANTOR: MICHALAK ROBERT A & T						
GRANTEE: CLARKE JOSEPH M						
1949/0861	11/25/2014	SW	Q	I	02	236,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MICHALAK ROBERT A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] N10 W25 S10 E13 U2 R2 E7 D2 R2 E1$ W1 U2 L2 W7 D2 L2 W24 S45 FGR=[YR=2014] S20 E21 N20 W21$ E29 FOP=[YR=2014] S5 E20 N5 W20$ E20 N45 $.

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	716.00	SF	5.20	5.20	100	2014	2014	3	94	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS