LOT 180
TIMBER CREEK PLANTATION #3
PB 7/302

WATTS JOSEPH A
78052 UNDERWOOD CT
YULEE, FL 32097

2025

11-2N-26-2052-0180-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

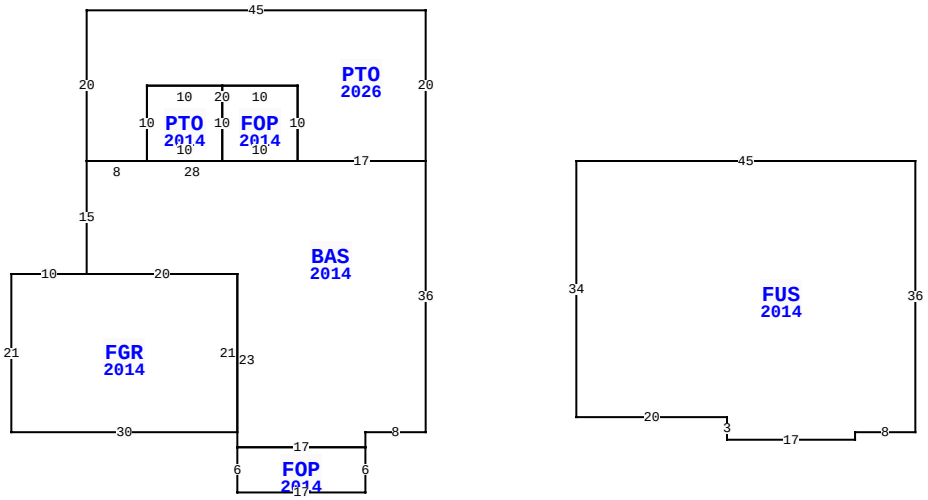
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
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	1,234	100	2014	1,234	115,721
FGR	630	55	2014	346	32,447
FOP	100	30	2014	30	2,814
FOP	102	30	2014	31	2,907
FUS	1,597	100	2014	1,597	149,761
PTO	100	5	2014	5	469
PTO	700	5	2026	35	3,282
TOTALS	4,463			3,278	307,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,278	98.3480	98.35	322,391	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2831 HX Base Yr 2022



78052 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		307,400
TOTAL MARKET OB/XF VALUE		5,087
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,487
SOH/AGL Deduction		56,798
ASSESSED VALUE		310,689
TOTAL EXEMPTION VALUE	HX HB AM	187,808
BASE TAXABLE VALUE		122,881
TOTAL JUST VALUE		367,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429198	CO ISSUED	0	11/25/2014
B1429198	NEW CONSTR	340,984	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0266	7/16/2021	WD	Q	I	01	386,000
GRANTOR: JOINER ELIZABETH H &						
GRANTEE: WATTS JOSEPH A						
2262/0587	3/15/2019	WD	Q	I	01	305,000
GRANTOR: RAMIREZ OSWALDO TORRE						
GRANTEE: JOINER ELIZABETH H						

BUILDING NOTES

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	1,353.00	SF	4.00	4.00	100	2014	2014	3	94	5,087	

BUILDING DIMENSIONS

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FUS=[YR=2014;ORIG=20,0] E45 S36 W8 S1 W17 N3 W20 N34 $
BAS=[YR=2014;ORIG=0,0] W17 W28 S15 E20 S23 E17 N2 E8 N36 $
FGR=[YR=2014;ORIG=-45,15] W10 S21 E30 N21 W20 $
FOP=[YR=2014;ORIG=-25,38] S6 E17 N6 W17 $
FOP=[YR=2014;ORIG=-17,0] N10 W10 S10 E10 $
PTO=[YR=2014;ORIG=-27,-10] W10 S10 E10 N10 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-45,0] N20 E45 S20 W17 N10 W20 S10 W8 $
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LAND DESCRIPTION

TOTAL OB/XF 5,087

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 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS