LOT 112
TIMBER CREEK PLANTATION #3
PB 7/302

GARDNER RICHARD & KELLY ANN
77241 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

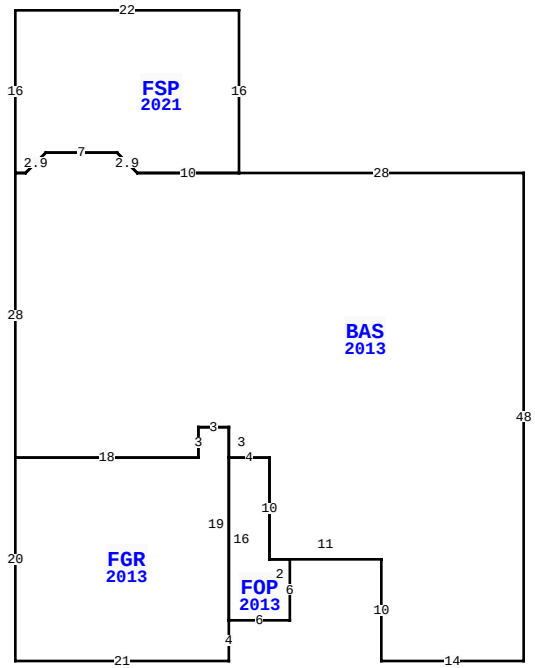
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,799	100	2013	1,799	203,851
FGR	429	55	2013	236	26,741
FOP	76	30	2013	23	2,607
FSP	334	40	2021	134	15,184
TOTALS	2,638			2,192	248,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	114.5620	120.29	263,676	2013	2013	0	0	0	5.80	94.20

1 SINGLE FAM 100% - 2021 Heated Area: 1799 HX Base Yr 2021



77241 ANDORA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,383
TOTAL MARKET OB/XF VALUE		57,382
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		359,765
SOH/AGL Deduction		92,694
ASSESSED VALUE		267,071
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		210,660
TOTAL JUST VALUE		359,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001052	POOL SCREEN	10,910	01/26/2024
B23-11891	POOL	49,725	09/18/2023
21005076	ADDITION	8,588	04/22/2021
B1326853	NEW CONSTR	208,501	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0147	9/20/2020	WD	Q	I	02	230,000
GRANTOR: BONNSTETTER SETH J &						
GRANTEE: GARDNER RICHARD & K						
1955/0101	12/29/2014	WD	Q	I	01	187,000
GRANTOR: O'GRADY DEREK & MELIS						
GRANTEE: BONNSTETTER SETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 FSP=[YR=2021] N16 W22 S16 E1 U2 R2 E7 D2 R2 E10$ W10 U2 L2 W7 L2 D2 W1 S28 FGR=[YR=2013] S20 E21 N4 FOP=[YR=2013] E6 N6 W2 N10 W4 S16$ N19 W3 S3 W18$ E18 N3 E3 S3 E4 S10 E11 S10 E14 N48$.

EXTRA FEATURES

L N	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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
5	0911	SCRN RM A	0	100	21	21	441.00	SF	18.00	18.00	100	2024	2023		93	7,382	

LAND DESCRIPTION

TOTAL OB/XF 57,382

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 12/11/2023 BY KWX Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS