LOT 113
IN OR 1940/623
TIMBER CREEK PLANTATION #3

DILLARD ROBERT A & SUSAN J
77227 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

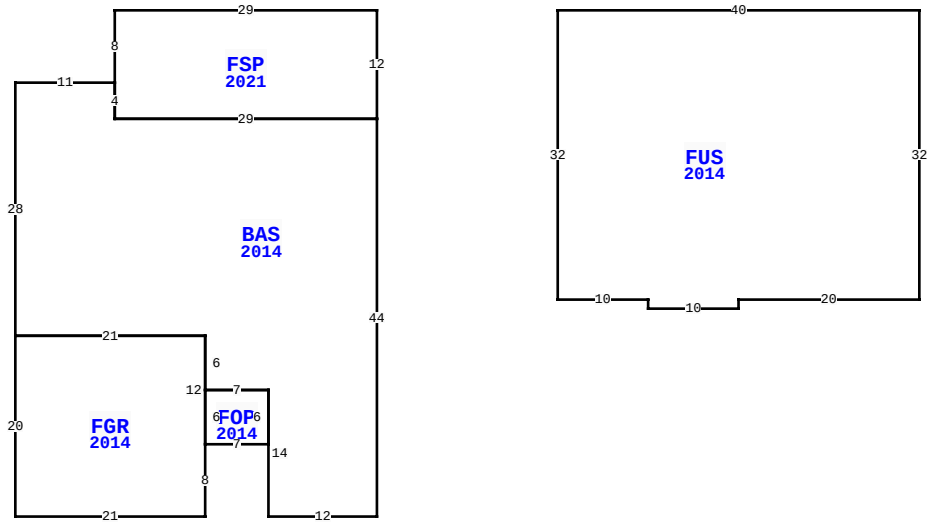
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,286	100	2014	1,286	139,824
FGR	420	55	2014	231	25,117
FOP	42	30	2014	13	1,413
FSP	348	40	2021	139	15,114
FUS	1,290	100	2014	1,290	140,259
TOTALS	3,386			2,959	321,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,959	106.3140	111.63	330,313	2014	2019	0	0	0	2.60	97.40

1 SINGLE FAM 100% - 2015 Heated Area: 2576 HX Base Yr 2015



77227 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		321,725
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		375,725
SOH/AGL Deduction		116,601
ASSESSED VALUE		259,124
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		202,713
TOTAL JUST VALUE		375,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011517	ADDITION	8,404	11/20/2020
B1428855	CO ISSUED	0	09/26/2014
B1428855	NEW CONSTR	291,959	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/0623	9/29/2014	SW	Q	I	02	210,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DILLARD ROBERT A &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W29 S8 BAS=[YR=2014] W11 S28 FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E7 N6 W7 S6$ N12 W21$ E21 S6 E7 S14 E12 N44 W29 N4$ S4E29N12$ PTR=E20 FUS=[YR=2014] E40 S32 W20 S1 W10 N1 W10 N32$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS