LOT 114
TIMBER CREEK PLANTATION #3
PB 7/302

MOBLEY JAMETTA P
77213 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

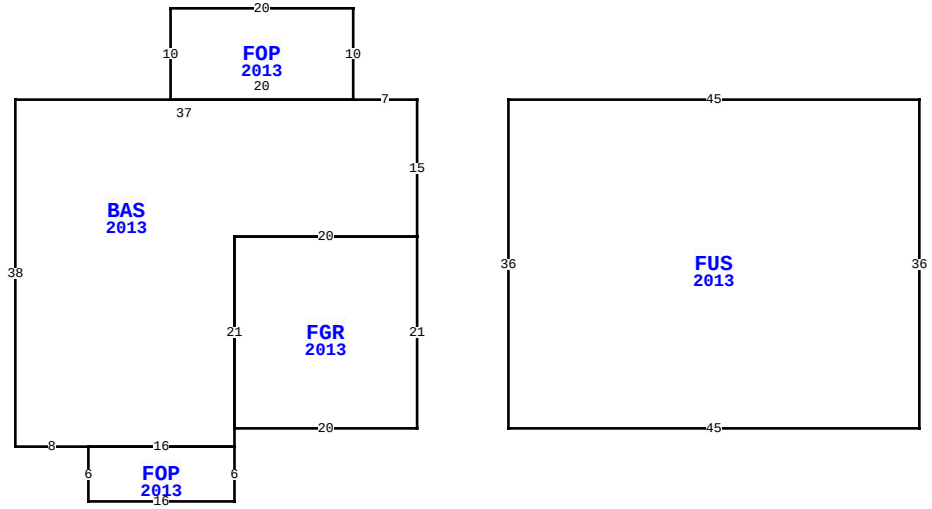
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	2013	1,212	124,911
FGR	420	55	2013	231	23,807
FOP	96	30	2013	29	2,989
FOP	200	30	2013	60	6,183
FUS	1,620	100	2013	1,620	166,960
TOTALS	3,548			3,152	324,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,152	104.4200	109.64	345,585	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2832 HX Base Yr 2022



77213 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		324,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		378,850
SOH/AGL Deduction		52,949
ASSESSED VALUE		325,901
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		269,490
TOTAL JUST VALUE		378,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327517	CO ISSUED	0	11/20/2013
B1327517	NEW CONSTR	324,233	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1685	6/21/2021	WD	Q	I	01	350,000
GRANTOR: REICH GREGORY J JR &						
GRANTEE: MOBLEY JAMETTA P						
2050/0193	5/31/2016	WD	Q	I	01	240,000
GRANTOR: HAHN JOSHUA T & JUDIT						
GRANTEE: REICH GREGORY J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W7 FOP=[YR=2013] N10 W20 S10 E20$ W37 S38 E8 FOP=[YR=2013] S6 E16 N6 W16$ E16 N2 FGR=[YR=2013] E20 N21 W20 S21$ N21 E20 N15$ PTR=E10 FUS=[YR=2013] E45 S36 W45 N36$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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