LOT 116
IN OR 1954/1351
TIMBER CREEK PLANTATION #3

FLOWERS BRECK & DANNIELLE N
77179 ANDORA DR
YULEE, FL 32097

**2026**

**11-2N-26-2052-0116-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

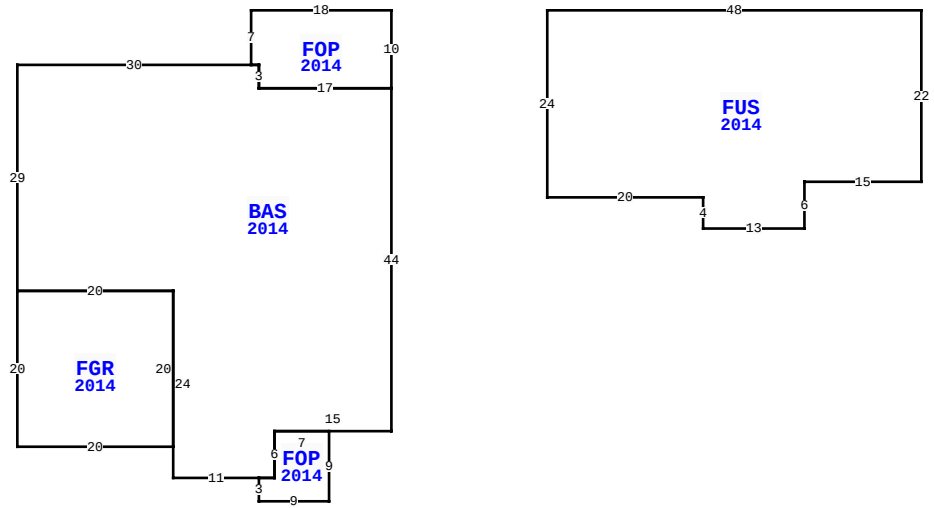
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,923 | 100 | 2014 | 1,923 | 193,205 |
| FGR | 400 | 55 | 2014 | 220 | 22,103 |
| FOP | 69 | 30 | 2014 | 21 | 2,110 |
| FOP | 177 | 30 | 2014 | 53 | 5,325 |
| FUS | 1,174 | 100 | 2014 | 1,174 | 117,952 |
| TOTALS | 3,743 | | | 3,391 | 340,696 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,391 | 100.8320 | 105.87 | 359,005 | 2014 | 2014 | 0 | 0 | 0 | 5.10 | 94.90 |

1 SINGLE FAM 100% - 2024 Heated Area: 3097 HX Base Yr




77179 ANDORA DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 340,696 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 394,696 |
| SOH/AGL Deduction | | 2,269 |
| ASSESSED VALUE | | 392,427 |
| TOTAL EXEMPTION VALUE | 13 | 392,427 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 394,696 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 385,971 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429295 | CO ISSUED | 0 | 12/19/2014 |
| B1429295 | NEW CONSTR | 358,505 | 09/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1954/1351 | 12/23/2014 | SW | Q | I | 01 | 245,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: FLOWERS BRECK & DAN | | | | | | |
| 1841/1909 | 2/14/2013 | WD | Q | V | 05 | 638,000 |
| GRANTOR: BWC LAND LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2014] W18 S7 BAS=[YR=2014] W30 S29 FGR=[YR=2014] S20 E20 N20 W20$ E20 S24 E11 FOP=[YR=2014] S3 E9 N9 W7 S6 W2$ E2 N6 E15 N44 W17 N3 W1$ E1 S3 E17 N10$ PTR=E20 FUS=[YR=2014] E48 S22 W15 S6 W13 N4 W20 N24$ 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