

ROY CAROLYN & PAUL
77143 ANDORA DRIVE
YULEE, FL 32097

11-2N-26-2052-0118-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
16 WD FR STUC 20
08 IRREGULAR 100
03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100
5 100
3.5 100
02 WOOD FRAME 100
2. 100
0 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATOTALGROSSPCTOFYEARTOT ADJSUBAREA
TYPEAREABASEBASEMARKET
BAS1,92310020141,923198,498
FGR40055201422022,709
FGR37555202120621,264
FOP69302014212,168
FUS1,17410020141,174121,184
USP49330202314815,277

TOTALS4,4343,692381,098

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,692103.5900108.77401,57920142014005.1094.90

1 SINGLE FAM 100% - 2020Heated Area: 3097HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/09/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE381,098
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET54,000
TOTAL MARKET VALUE435,098
SOH/AGL Deduction0
ASSESSED VALUE435,098
TOTAL EXEMPTION VALUE13435,098
BASE TAXABLE VALUE0
TOTAL JUST VALUE435,098
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE436,692

PERMIT NUMDESCRIPTIONAMTISSUED

22009323REAR SCREEN PORCH18,01106/17/2022
21001519GARAGE18,11202/09/2021
B1429272CO ISSUED012/29/2014
B1429272NEW CONSTR354,10809/01/2014

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / V / RSNCD SALE PRICE

2144/06068/23/2017QC U V 11100

GRANTOR: ROY CAROLYN
GRANTEE: ROY CAROLYN & PAUL
1956/062712/30/2014SW Q I 01250,500
GRANTOR: KB HOME JACKSONVILLE
GRANTEE: ROY CAROLYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 N3 W17 W14 S29 E20 S24 E11 E2 N6 E15 N44 \$
FUS=[YR=2014;ORIG=20,0] E48 S22 W15 S6 W13 N4 W20 N24 \$
FGR=[YR=2014;ORIG=-48,46] E20 N20 W20 S20 \$
FGR=[YR=2021;ORIG=-48,26] W15 S25 E15 N5 N20 \$
FOP=[YR=2014;ORIG=-17,50] S3 E9 N9 W7 S6 W2 \$
PTR=[ORIG=0,0] E20 W20 \$
USP=[YR=2023;ORIG=0,0] N16 W34 S13 E17 S3 E17 \$
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LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000134CRES POND1000003PUD0.000.001.00LT1.001.001.0054,000.0054,000.0054,000

REVIEW DATE01/06/2023BYKWA

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