LOT 119
TIMBER CREEK PLANTATION #3
PB 7/302

CHADWELL LARRY J & SYLVIA JANE L/E/
77113 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

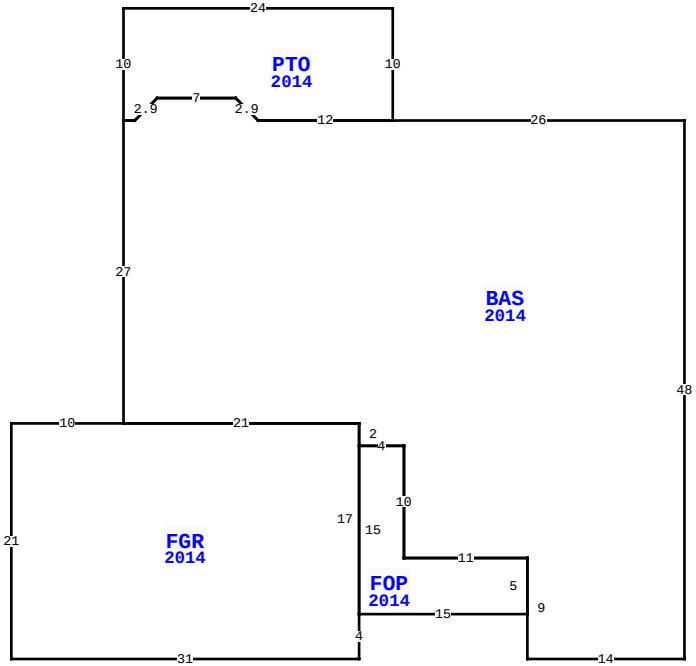
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,802	100	2014	1,802	199,021
FGR	651	55	2014	358	39,539
FOP	115	30	2014	34	3,755
PTO	222	5	2014	11	1,215
TOTALS	2,790			2,205	243,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	110.8380	116.38	256,618	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 100% - 2015 Heated Area: 1802 HX Base Yr 2015



77113 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		243,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		297,530
SOH/AGL Deduction		105,171
ASSESSED VALUE		192,359
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,948
TOTAL JUST VALUE		297,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428688	CO ISSUED	0	08/27/2014
B1428688	NEW CONSTR	230,378	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0323	2/23/2023	LE	U	I	11	100
GRANTOR: CHADWELL LARRY J & SY						
GRANTEE: CHADWELL LARRY JOHN						
1935/0039	8/28/2014	SW	Q	I	02	190,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CHADWELL LARRY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 PTO=[YR=2014] N10 W24 S10 E1 U2 R2 E7 D2 R2 E12$ W12 U2 L2 W7 D2 L2 W1 S27 FGR=[YR=2014] W10 S21 E31 N4 FOP=[YR=2014] E15 N5 W11 N10 W4 S15$ N17 W21$ E21 S2 E4 S10 E11 S9 E14 N48$.

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