LOT 120
IN OR 1926/884
TIMBER CREEK PLANTATION #3

DIETZ BEVERLY EST
77103 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

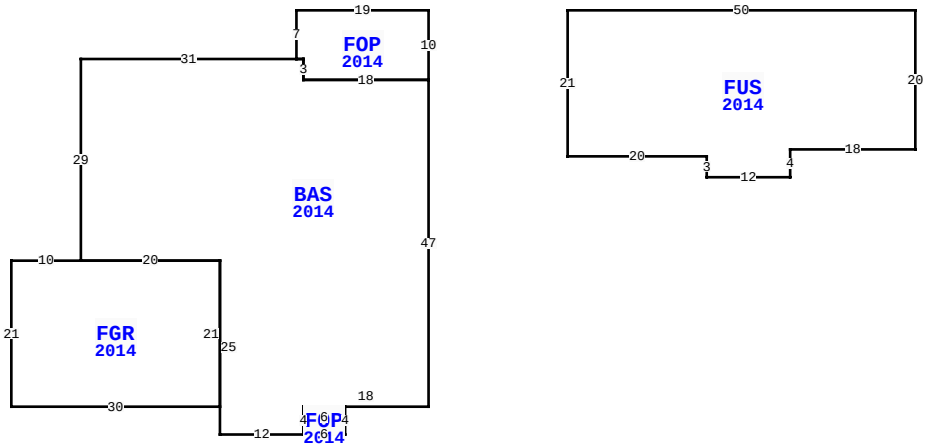
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,074	100	2014	2,074	214,084
FGR	630	55	2014	346	35,715
FOP	24	30	2014	7	722
FOP	187	30	2014	56	5,780
FUS	1,068	100	2014	1,068	110,242
TOTALS	3,983			3,551	366,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,551	103.5900	108.77	386,242	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 0% - 2026 Heated Area: 3142 HX Base Yr



77103 ANDORA DR, YULEE

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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,544
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	420,544
SOH/AGL Deduction	0
ASSESSED VALUE	420,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,544
TOTAL JUST VALUE	420,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428543	NEW CONSTR	363,255	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/0884	6/30/2014	SW	Q	I	01	247,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DIETZ STUART C JR &						
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] W19 S7 BAS=[YR=2014] W31 S29 FGR=[YR=2014] W10 S21 E30 N21 W20$ E20 S25 E12 FOP=[YR=2014] E6 N4 W6 S4$ N4 E18 N47 W18 N3 W1$ E1 S3 E18 N10$ PTR=E20 FUS=[YR=2014] E50 S20 W18 S4 W12 N3 W20 N21$ W20$.

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	0	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