LOT 121
TIMBER CREEK PLANTATION #3
PB 7/302

ERQUITT BRETT ALAN & ELIZABETH CAROLINE
123 HAWK RUN LN
TROUTMAN, NC 28166

2026

11-2N-26-2052-0121-0000

BUILDING CHARACTERISTICS

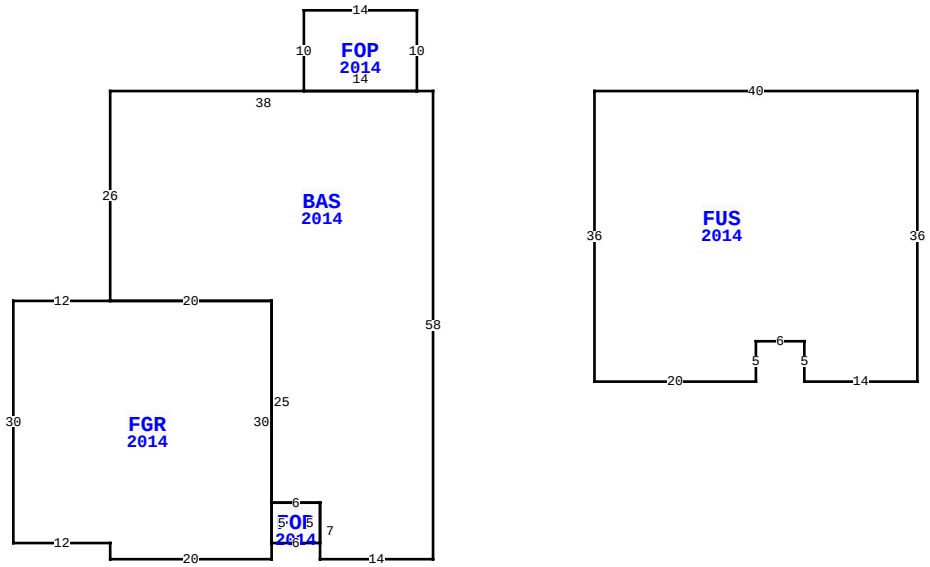
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,638	100	2014	1,638	164,229
FGR	1,000	55	2014	550	55,144
FOP	30	30	2014	9	902
FOP	140	30	2014	42	4,211
FUS	1,410	100	2014	1,410	141,370
TOTALS	4,218			3,649	365,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,649	100.6200	105.65	385,517	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 100% - 2024 Heated Area: 3048 HX Base Yr 2024



77087 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		365,856
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		419,856
SOH/AGL Deduction		1,921
ASSESSED VALUE		417,935
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		366,524
TOTAL JUST VALUE		419,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327726	CO ISSUED	0	01/23/2014
B1327726	NEW CONSTR	375,734	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2877/0303	6/11/2026	WD	Q	I	01	499,000
GRANTOR: BOOTH ZACHARY MICHAEL						
GRANTEE: ERQUITT BRETT ALAN						
2667/1840	9/19/2023	WD	Q	I	01	470,000
GRANTOR: SALIM HOLANDRIA & CAR						
GRANTEE: BOOTH ZACHARY MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 FOP=[YR=2014] N10 W14 S10 E14$ W38 S26 FGR=[YR=2014] W12 S30 E12 S2 E20 N2 FOP=[YR=2014] E6 N5 W6 S5$ N30 W20$ E20 S25 E6 S7 E14 N58$ PTR=E20 FUS=[YR=2014] E40 S36 W14 N5 W6 S5 W20 N36$ W20$.

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