LOT 122
TIMBER CREEK PLANTATION #3
PB 7/302

STOUFFER ANDREW L & HEATHER
77049 ANDORA LN
YULEE, FL 32097

2026

11-2N-26-2052-0122-0000

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	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

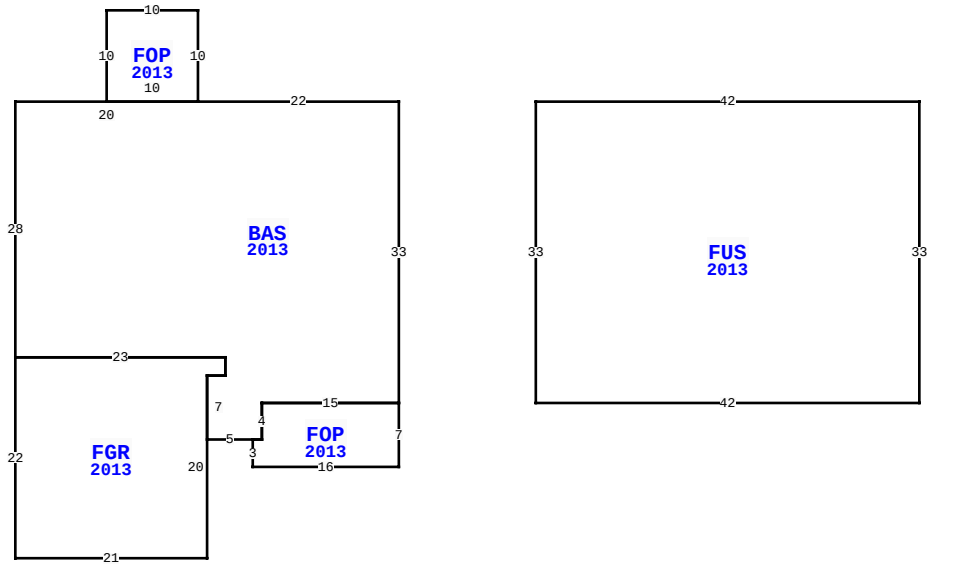
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,301	100	2013	1,301	124,092
FGR	466	55	2013	256	24,418
FOP	100	30	2013	30	2,861
FOP	108	30	2013	32	3,052
FUS	1,386	100	2013	1,386	132,199
TOTALS	3,361			3,005	286,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	96.2320	101.04	303,625	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 100% - 2026 Heated Area: 2687 HX Base Yr 2026



77049 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		286,622
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		340,622
SOH/AGL Deduction		0
ASSESSED VALUE		340,622
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,211
TOTAL JUST VALUE		340,622
NCON VALUE		13,669
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327453	CO ISSUED	0	10/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2878/464	6/26/2026	WD	Q	I	01	405,000
GRANTOR: DWINELL JESSIE & CODY						
GRANTEE: STOUFFER ANDREW L &						
2781/1752	4/01/2025	WD	Q	I	01	425,000
GRANTOR: JONES JAMES L & ELIZA						
GRANTEE: DWINELL JESSIE & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 FOP=[YR=2013] N10 W10 S10 E10$ W20 S28
FGR=[YR=2013] S22 E21 N20 E2 N2 W23$ E23 S2 W2 S7 E5
FOP=[YR=2013] S3 E16 N7 W15 S4 W1$ E1 N4 E15 N33$ PTR=E15
FUS=[YR=2013] E42 S33 W42 N33$ W15$.

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