LOT 123
IN OR 2078/1251
TIMBER CREEK PLANTATION #3

MCGILL KEVIN DEWAYNE & SUJAY JIMENEZ
77029 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

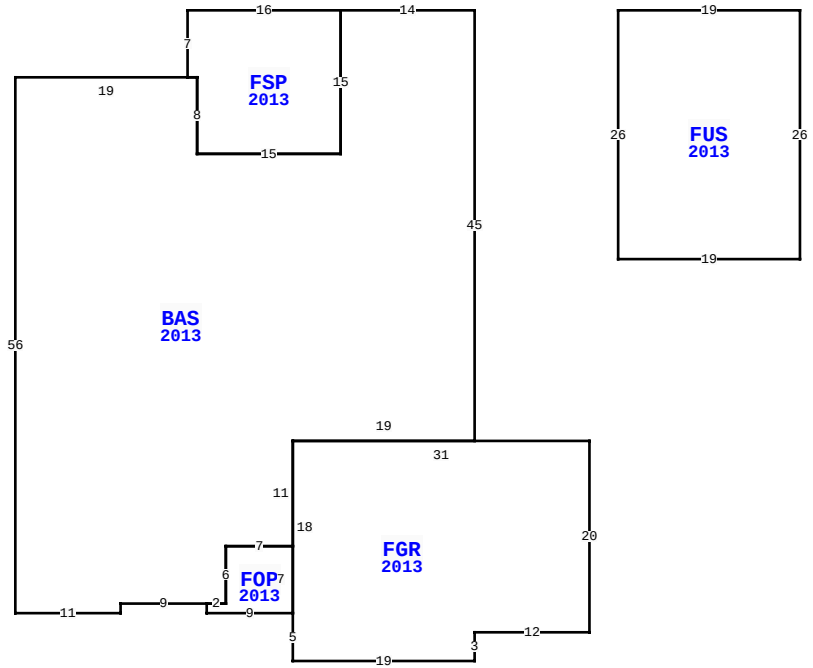
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,264	100	2013	2,264	244,845
FGR	677	55	2013	372	40,231
FOP	51	30	2013	15	1,622
FSP	232	40	2013	93	10,058
FUS	494	100	2013	494	53,425
TOTALS	3,718			3,238	350,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,238	109.5720	115.05	372,532	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2758 HX Base Yr



77029 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		350,180
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		404,180
SOH/AGL Deduction		75
ASSESSED VALUE		404,105
TOTAL EXEMPTION VALUE	13	404,105
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		404,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226725	CO ISSUED	0	07/19/2013
B1327433	REPAIR/RRF	1,700	07/01/2013
B1226725	NEW CONSTR	327,564	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1251	9/30/2016	WD	Q	I	01	265,000
GRANTOR: WEST SHANNON L & KIM						
GRANTEE: MCGILL KEVIN DEWAYN						
1870/1821	7/19/2013	WD	Q	I	01	219,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEST SHANNON L & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FSP=[YR=2013] W16 S7 E1 S8 E15 N15$ S15 W15 N8 W19 S56 E11 N1 E9 FOP=[YR=2013] S1 E9 FGR=[YR=2013] S5 E19 N3 E12 N20 W31 S18$ N7 W7 S6 W2$ E2 N6 E7 N11 E19 N45$ PTR=E15 FUS=[YR=2013] E19 S26 W19 N26$ 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