LOT 144
IN OR 1819/1551
TIMBER CREEK PLANTATION #3

GARDINER MORGAN L & HELON V
222 SW 42ND ST
CAPE CORAL, FL 33914

2026

11-2N-26-2052-0144-0000

BUILDING CHARACTERISTICS

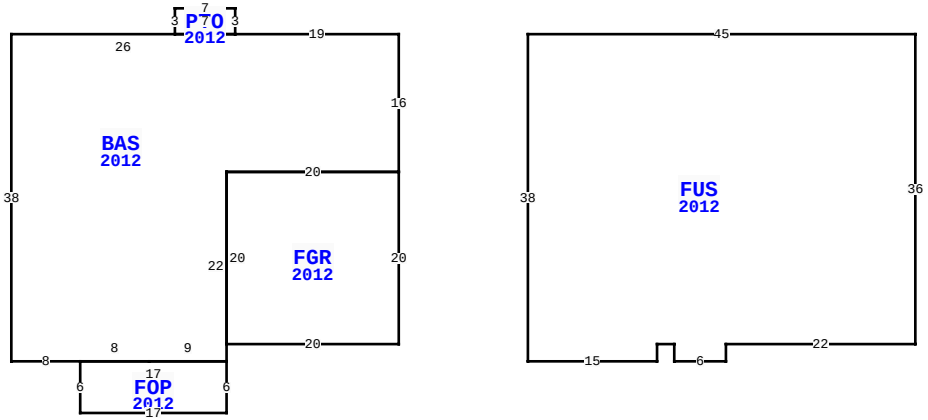
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,270	100	2012	1,270	119,631
FGR	400	55	2012	220	20,723
FOP	102	30	2012	31	2,920
FUS	1,662	100	2012	1,662	156,556
PTO	21	5	2012	1	94
TOTALS	3,455			3,184	299,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,184	95.5880	100.37	319,578	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 0% - 0 Heated Area: 2932 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	299,924
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	353,924
SOH/AGL Deduction	0
ASSESSED VALUE	353,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,924
TOTAL JUST VALUE	353,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327989	REPAIR/RRF	9,702	11/01/2013
C1226180	CO ISSUED	0	10/05/2012
E25296	NEW CONSTR	0	08/01/2012
M17482	H/AC	0	08/01/2012
B26180	NEW CONSTR	310,108	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1551	10/09/2012	WD	Q	I	02	186,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GARDINER MORGAN LIO						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

77162 ANDORA DR, YULEE

BLD DATE	10/24/2012	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2012;ORIG=15,0] E45 S36 W22 S2 W6 N2 W2 S2 W15 N38 $
BAS=[YR=2012;ORIG=0,0] W19 W26 S38 E8 E8 E9 N22 E20 N16 $
FGR=[YR=2012;ORIG=-20,36] E20 N20 W20 S20 $
FOP=[YR=2012;ORIG=-37,38] S6 E17 N6 W17 $
PTO=[YR=2012;ORIG=-19,0] N3 W7 S3 E7 $
PTR=[ORIG=0,0] E15 W15 $
.

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	000100	C	RES	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