LOT 149
IN OR 1833/647
TIMBER CREEK PLANTATION #3

SINGLETON EDWINA
77098 ANDORA DR
YULEE, FL 32097

2026

11-2N-26-2052-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

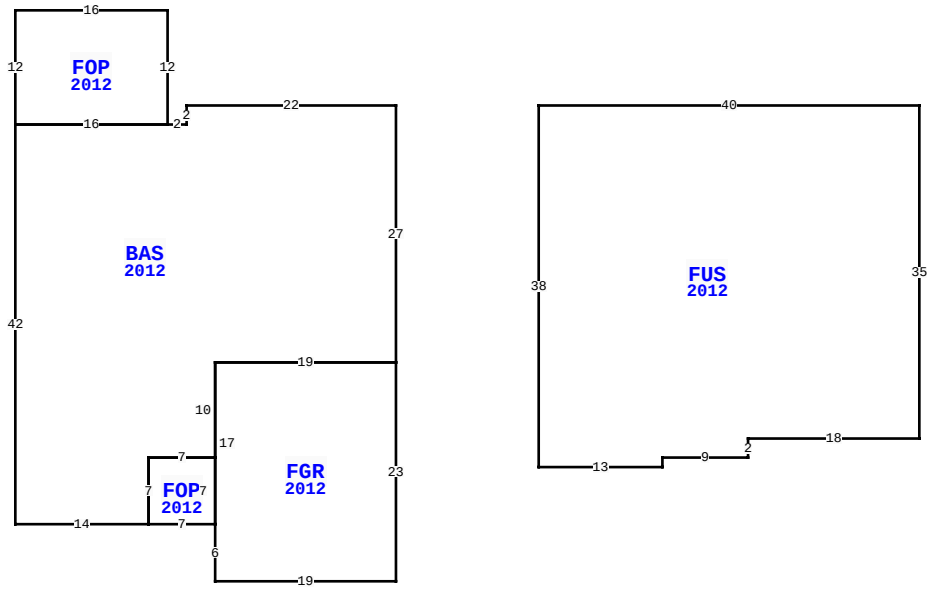
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,352	100	2012	1,352	128,573
FGR	437	55	2012	240	22,823
FOP	49	30	2012	15	1,427
FOP	192	30	2012	58	5,516
FUS	1,457	100	2012	1,457	138,558
TOTALS	3,487			3,122	296,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,122	96.5080	101.33	316,352	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2013 Heated Area: 2809 HX Base Yr 2013



77098 ANDORA DR, YULEE

BLD DATE	01/03/2013 KK	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		296,896
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		350,896
SOH/AGL Deduction		152,396
ASSESSED VALUE		198,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,089
TOTAL JUST VALUE		350,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26357	CO ISSUED	0	12/20/2012
E25700	NEW CONSTR	0	12/01/2012
P16071	NEW CONSTR	0	08/01/2012
B26357	NEW CONSTR	208,274	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/0647	12/21/2012	WD	Q	I	01	181,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SINGLETON EDWINA						
1806/0699	8/02/2012	WD	U	V	30	30,000
GRANTOR: BWC LAND LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W22 S2 W2 FOP=[YR=2012] N12 W16 S12 E16$ W16 S42 E14 FOP=[YR=2012] E7 FGR=[YR=2012] S6 E19 N23 W19 S17$ N7 W7 S7$ N7 E7 N10 E19 N27$ PTR= E15 FUS=[YR=2012] E40 S35 W18 S2 W9 S1 W13 N38$ 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	000100	C	RES	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS