LOT 174
TIMBER CREEK PLANTATION #3
PB 7/302

CALDWELL DANIELA A
78071 UNDERWOOD CT
YULEE, FL 32097

2026

11-2N-26-2052-0174-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

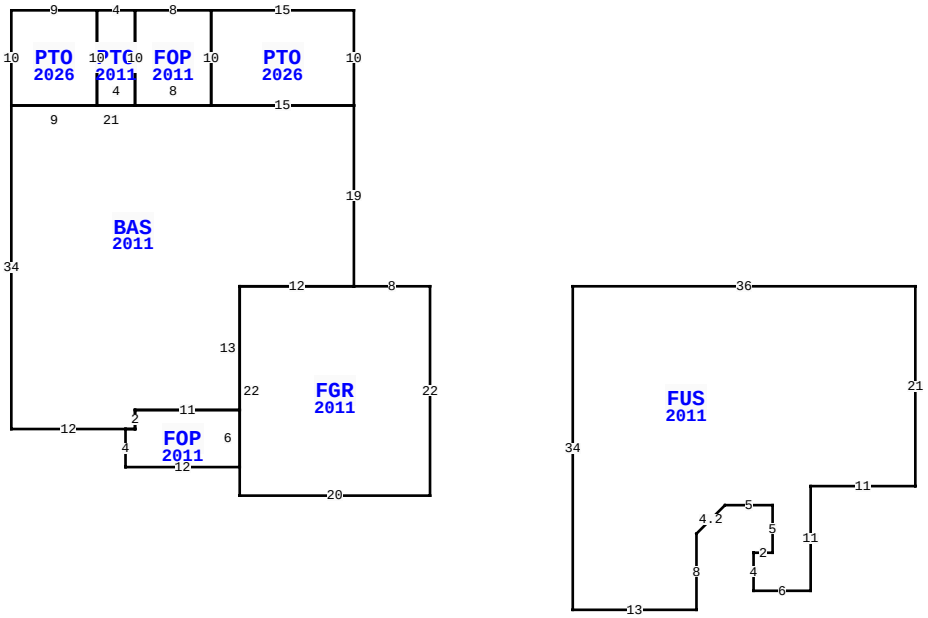
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	2011	1,022	107,177
FGR	440	55	2011	242	25,379
FOP	70	30	2011	21	2,202
FOP	80	30	2011	24	2,517
FUS	998	100	2011	998	104,660
PTO	40	5	2011	2	209
PTO	90	5	2026	4	420
PTO	150	5	2026	8	839
TOTALS	2,890			2,321	243,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	106.8200	112.16	260,323	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM 100% - 2018 Heated Area: 2020 HX Base Yr 2018



78071 UNDERWOOD CT, YULEE

BLD DATE	01/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,402
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		297,402
SOH/AGL Deduction		156,123
ASSESSED VALUE		141,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,868
TOTAL JUST VALUE		297,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25083	CO ISSUED	0	11/30/2011
E23786	NEW CONSTR	0	09/01/2011
E23807	NEW CONSTR	0	09/01/2011
P14946	NEW CONSTR	0	08/01/2011
B25083	NEW CONSTR	223,974	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/0118	11/20/2020	QC	U	I	11	100
GRANTOR: CALDWELL TYLER N						
GRANTEE: CALDWELL DANIELA A						
2105/1003	2/28/2017	WD	Q	I	02	215,000
GRANTOR: MARQUEZ ELIZABETH J &						
GRANTEE: CALDWELL TYLER N &						

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

BAS=[YR=2011;ORIG=-8,0] N19 W15 W21 S34 E12 E1 N2 E11 N13 E12 $
FUS=[YR=2011;ORIG=15,0] E36 S21 W11 S11 W6 N4 E2 N5 W5 D3L3 S8 W13 N34 $
FGR=[YR=2011;ORIG=0,0] W8 W12 S22 E20 N22 $
FOP=[YR=2011;ORIG=-23,-19] N10 W8 S10 E8 $
FOP=[YR=2011;ORIG=-32,15] S4 E12 N6 W11 S2 W1 $
PTO=[YR=2011;ORIG=-31,-29] W4 S10 E4 N10 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-44,-19] N10 E9 S10 W9 $
PTO=[YR=2026;ORIG=-23,-29] E15 S10 W15 N10 $
.

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 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