LOT 175
TIMBER CREEK PLANTATION #3
PB 7/302

CASEY CHRISTOPHER PATRICK & ALEXIS ARNONE
78079 UNDERWOOD CT
YULEE, FL 32097

2026

11-2N-26-2052-0175-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

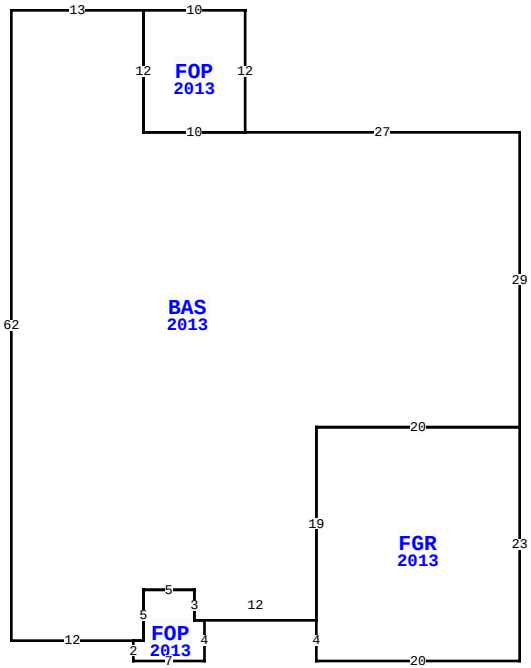
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,187	100	2013	2,187	236,615
FGR	460	55	2013	253	27,372
FOP	41	30	2013	12	1,298
FOP	120	30	2013	36	3,895
TOTALS	2,808			2,488	269,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	109.1520	114.61	285,150	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 100% - 2024 Heated Area: 2187 HX Base Yr 2024



78079 UNDERWOOD CT, 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		269,182
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		323,182
SOH/AGL Deduction		728
ASSESSED VALUE		322,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,043
TOTAL JUST VALUE		323,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226540	CO ISSUED	0	02/06/2013
E25668	NEW CONSTR	0	12/01/2012
M17787	H/AC	0	12/01/2012
P1216196	NEW CONSTR	0	10/01/2012
B1226540	NEW CONSTR	240,210	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1033	11/01/2017	WD	Q	I	01	224,000
GRANTOR: PARENT NEIL G & MEGHA						
GRANTEE: CASEY CHRISTOPHER P						
1962/0633	1/28/2015	WD	Q	I	02	200,000
GRANTOR: GILSON JUNIOR M & SAN						
GRANTEE: PARENT NEIL G & MEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 FOP=[YR=2013] N12 W10 S12 E10 $ W10 N12 W13 S62 E12 FOP=[YR=2013] S2 E7 N4 W1 N3 W5 S5 W1$ E1 N5 E5 S3 E12 FGR=[YR=2013] S4 E20 N23 W20 S19$ N19 E20 N29$.

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 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