LOT 176
IN OR 1929/1297
TIMBER CREEK PLANTATION #3

FRANK ALEXIS
78095 UNDERWOOD CT
YULEE, FL 32097

2026

11-2N-26-2052-0176-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

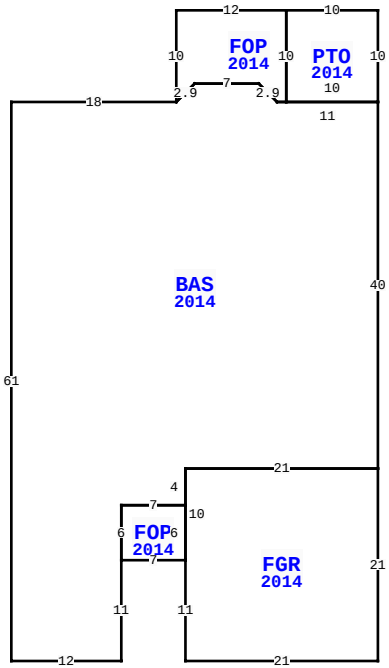
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,898	100	2014	1,898	208,920
FGR	441	55	2014	243	26,748
FOP	42	30	2014	13	1,431
FOP	102	30	2014	31	3,412
PTO	100	5	2014	5	550
TOTALS	2,583			2,190	241,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	110.9360	116.48	255,091	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 1898 HX Base Yr 2015



78095 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		241,061
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		295,061
SOH/AGL Deduction		107,173
ASSESSED VALUE		187,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,477
TOTAL JUST VALUE		295,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428656	CO ISSUED	0	07/24/2014
B1428656	NEW CONSTR	228,385	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/1297	7/25/2014	SW	Q	I	01	180,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FRANK ALEXIS						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W10 FOP=[YR=2014] W12 S10 BAS=[YR=2014] W18 S61 E12 N11 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E21 N21 W21 S10$ N6 W7 S6$ N6 E7 N4 E21 N40 W11 U2 L2 W7 D2 L2 $ U2 R2 E7 D2 R2 E1 N10$ S10 E10 N10$.

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