LOT 60
IN OR 2209/41
TIMBER CREEK PLANTATION #3

MCGONIGAL TERRY JR & DONNA
77056 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

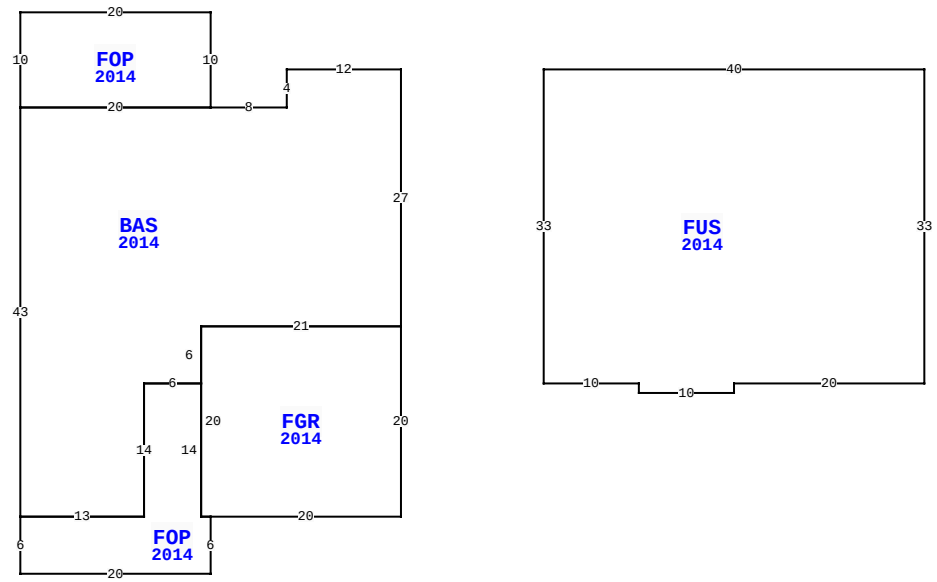
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	112,260
FGR	420	55	231	20,516
FOP	200	30	60	5,329
FOP	204	30	61	5,418
FUS	1,330	100	1,330	118,122
TOTALS	3,418		2,946	261,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	102.0840	92.13	271,415	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2019 Heated Area: 2594 HX Base Yr 2019



77056 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,644
TOTAL MARKET OB/XF VALUE		46,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		363,144
SOH/AGL Deduction		92,436
ASSESSED VALUE		270,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,708
TOTAL JUST VALUE		363,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006961	SWIM POOL	45,769	08/06/2020
B1327784	CO ISSUED	0	03/20/2014
B1327784	NEW CONSTR	292,318	10/01/2013
P14330	NEW CONSTR	0	06/01/2010
B23673	NEW CONSTR	138,460	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0041	7/02/2018	WD	Q	I	01	250,000
GRANTOR: DAVLIN STACYJOE M & R						
GRANTEE: MCGONIGAL TERRY JR						
1925/0987	6/30/2014	SW	Q	I	01	229,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVLIN STACYJOE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 S4 W8 FOP=[YR=2014] N10 W20 S10 E20$ W20
S43 FOP=[YR=2014] S6 E20 N6 FGR=[YR=2014] E20 N20 W21 S20
E1$ W1 N14 W6 S14 W13$ E13 N14 E6 N6 E21 N27$ PTR=E15
FUS=[YR=2014] E40 S33 W20 S1 W10 N1 W10 N33$ 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
1	0810	CONCRETE A	0	100	0	0	724.00	SF	6.50	6.50	100	2014	2014	3	95	4,471	
2	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00	85.00	100	2020	2020	3	95	29,232	
3	0855	CONC PAVER	0	100	0	0	656.00	SF	10.00	10.00	100	2020	2020	3	99	6,494	
4	0476	VF 6 SBPL	0	100	0	0	201.00	LF	32.00	32.00	100	2020	2020	3	98	6,303	

LAND DESCRIPTION

TOTAL OB/XF 46,500

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/18/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS