

LOT 61
TIMBER CREEK PLANTATION #3
PB 7/302

EZZELL PHILLIP S
77078 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0061-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																	
Exterior Wall	05	AVERAGE 80	0100	01	1,860	106.4280	96.05	178,653	2013	2013	0	0	4.10	95.90	VALUATION BY STANDARD																																																	
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2022												Heated Area: 1491												HX Base Yr 2022																																					
Roof Structure	03	GABLE/HIP 100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Roof Cover	03	COMP SHNGL 100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Interior Wall	05	DRYWALL 100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Interior Floor	14	CARPET 60													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Interior Floor	08	SHT VINYL 40													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Air Condition	03	CENTRAL 100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Heating Type	04	AIR DUCTED 100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Bedrooms	3	100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Bathrooms	2	100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Frame	02	WOOD FRAME 100													BAS 2013												FGR 2013												FOP 2013												PTO 2013													
Stories	1.	1. 100	BAS 2013												FGR 2013												FOP 2013												PTO 2013																									
Units	0	100	BAS 2013												FGR 2013												FOP 2013												PTO 2013																									
Occupancy	00	NONE 100	BAS 2013												FGR 2013												FOP 2013												PTO 2013																									
Quality			03	Quality Level 03												BAS 2013												FGR 2013												FOP 2013												PTO 2013												
DOR CODE			0100	SINGLE FAMILY												BAS 2013												FGR 2013												FOP 2013												PTO 2013												
MAP NUM				MKT AREA												BAS 2013												FGR 2013												FOP 2013												PTO 2013												
NEIGHBORHOOD/LOC			5005.00	BAS 2013												FGR 2013												FOP 2013												PTO 2013																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 2013												FGR 2013												FOP 2013												PTO 2013																							
BAS	1,491	100	1,491	137,339	BAS 2013												FGR 2013												FOP 2013												PTO 2013																							
FGR	640	55	352	32,424	BAS 2013												FGR 2013												FOP 2013												PTO 2013																							
FOP	40	30	12	1,106	BAS 2013												FGR 2013												FOP 2013												PTO 2013																							
PTO	100	5	5	460	BAS 2013												FGR 2013												FOP 2013												PTO 2013																							
TOTALS			2,271	1,860	171,328	BAS 2013												FGR 2013												FOP 2013												PTO 2013																						
EXTRA FEATURES					77078 COBBLESTONE DR, YULEE												BAS 2013												FGR 2013												FOP 2013												PTO 2013											
L N	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	0811	CONCRETE B	0 100	0 0	1,078.00	SF	5.20	5.20	100	2013	2013	3	95	5,325																																																		
2	0810	CONCRETE A	0 100	0 0	300.00	SF	6.50	6.50	100	2017	2017	3	97	1,892																																																		
TOTAL OB/XF															7,217																																																	
LAND DESCRIPTION															TOTAL OB/XF																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/31/2018 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																																																