LOT 64
IN OR 1898/1158
TIMBER CREEK PLANTATION #3

GOODBREAD JIMMY M JR
77114 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0064-0000

BUILDING CHARACTERISTICS

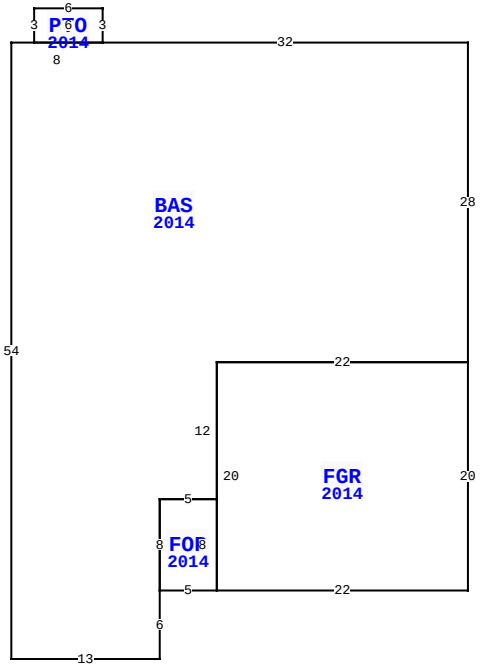
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1,518	142,106
FGR	440	55	242	22,655
FOP	40	30	12	1,123
PTO	18	5	1	94
TOTALS	2,016		1,773	165,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	107.6000	97.11	172,176	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 0% - 0 Heated Area: 1518 HX Base Yr



77114 COBBLESTONE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,978
TOTAL MARKET OB/XF VALUE	3,835
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	224,813
SOH/AGL Deduction	29,128
ASSESSED VALUE	195,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,685
TOTAL JUST VALUE	224,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327783	CO ISSUED	0	01/15/2014
B1327783	NEW CONSTR	183,238	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/1158	12/11/2013	SW	Q	I	01	150,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GOODBREAD JIMMY M J						
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

BAS=[YR=2014] W32 PTO=[YR=2014] N3 W6 S3 E6$ W8 S54 E13 N6
FOP=[YR=2014] E5 FGR=[YR=2014] E22 N20 W22 S20$ N8 W5 S8$N8
E5 N12 E22 N28$.

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	0	0	0	621.00	SF	6.50	6.50	100	2014	2014	3	95	3,835	

LAND DESCRIPTION

TOTAL OB/XF 3,835

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS