

LOT 66
TIMBER CREEK PLANTATION #3
PB 7/302

FRAZIER ARTHUR K & JERRICA L
77136 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0066-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,072	100	1,072	96,789
FGR	440	55	242	21,850
FOP	40	30	12	1,084
FUS	1,267	100	1,267	114,395
PTO	100	5	5	451
TOTALS	2,919		2,598	234,569

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2014	2014	3	95	4,323
2	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2014	2014	3	89	5,639

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,598	103.7760	93.66	243,329	2014	2014	0	0	0	3.60	96.40	
1 SINGLE FAM - 100% - 2022 Heated Area: 2339 HX Base Yr 2022													
77136 COBBLESTONE DR, YULEE													

77136 COBBLESTONE DR, YULEE				TOTAL		9,962				LAND DATE	
				XF DATE						AG DATE	
				INC DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
700.00	SF	6.50	6.50	100	2014	2014	3	95	4,323		
198.00	LF	32.00	32.00	100	2014	2014	3	89	5,639		