

LOT 67
IN OR 1940/53
TIMBER CREEK PLANTATION #3

PHIBBS ANDREW J/GOOD JACQUILYN D
77148 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0067-0000



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	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	

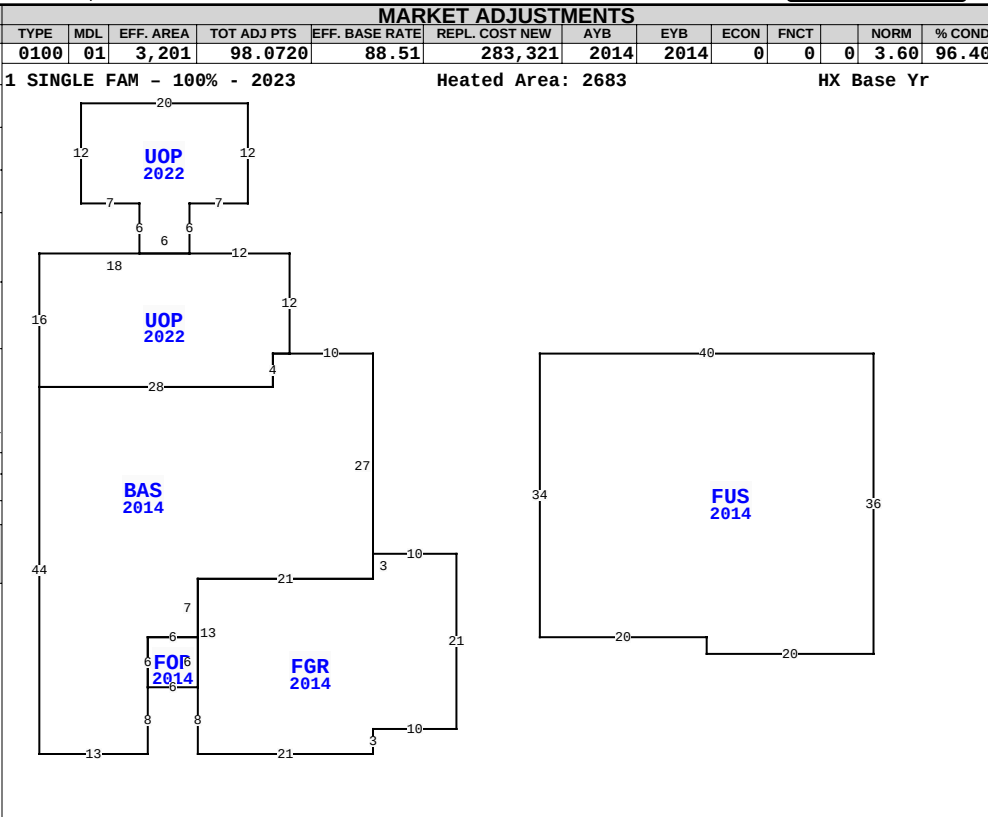
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100	1,283	109,470
FGR	651	55	358	30,546
FOP	36	30	11	939
FUS	1,400	100	1,400	119,453
UOP	276	20	55	4,693
UOP	472	20	94	8,020

TOTALS	4,118	3,201	273,121
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,123.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY KWA



77148 COBBLESTONE DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
8,387									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,121	
TOTAL MARKET OB/XF VALUE		8,387	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		336,508	
SOH/AGL Deduction		0	
ASSESSED VALUE		336,508	
TOTAL EXEMPTION VALUE		13	336,508
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		336,508	
NCON VALUE		15,925	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006783	ADDITION	8,800	05/02/2022
21016644	ADDITION	16,287	12/01/2021
B1428875	CO ISSUED	0	09/29/2014
B1428875	NEW CONSTR	293,624	06/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/508	6/05/2023	WD	Q	I	01	439,000	
GRANTOR: BENITEZ AYALA CARLOS							
GRANTEE: PHIBBS ANDREW J							
1940/0053	9/29/2014	SW	Q	I	01	195,500	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: BENITEZ AYALA CARLO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W10 UOP=[YR=2022] N12 W12 UOP=[YR=2022] N6 E7 N12 W20 S12 E7 S6 E6\$ W18 S16 E28 N4 E2\$ W2 S4 W28 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N3 E10 N21 W10 S3 W21 S13\$N6 W6 S6\$ N6 E6 N7 E21 N27\$ PTR= E20 FUS=[YR=2014] E40 S36 W20 N2 W20N34\$ W20\$.									