

LOT 70
TIMBER CREEK PLANTATION #3
PB 7/302

SAINTIME REYNOLD C JR ET AL/CHARLES-SAINTIME MELIN
77180 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	113,101
FGR	403	55	222	19,709
FOP	35	30	10	888
FUS	1,280	100	1,280	113,634
PTO	200	5	10	888

TOTALS	3,192		2,796	248,219
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	645.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00
3	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	0003		0.00	0.00	1.00

REVIEW DATE	05/31/2018	BY	KBX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,796	102.6240	92.62	258,966	2013	2013	0	0	0	4.15	95.85	
1 SINGLE FAM - 100% - 2023 Heated Area: 2554 HX Base Yr													

77180 COBBLESTONE DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0810	CONCRETE A	0	100	0	0	645.00	SF	6.50	6.50	100	2013	2013	3	95	3,983	
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2017	2017	3	94	5,234	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

TOTAL OB/XF										9,499							
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
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

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				248,219	
TOTAL MARKET OB/XF VALUE				9,499	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				312,718	
SOH/AGL Deduction				0	
ASSESSED VALUE				312,718	
TOTAL EXEMPTION VALUE		13		312,718	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				312,718	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				262,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326852	NEW CONSTR	278,775	02/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0113	12/28/2021	WD	Q	I	01	340,000
GRANTOR: MORRIS LEON & ANTIONE						
GRANTEE: SAINTIME REYNOLD C						
1856/1933	5/17/2013	WD	Q	I	01	197,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MORRIS LEON & ANTIO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W11 S5 W9 PTO=[YR=2013] N10 W20 S10 E20\$ W20 S43 E12 N8 FOP=[YR=2013] E7 FGR=[YR=2013] S8 E21 N21 W2 S2 W19 S11\$ N5 W7 S5\$ N6 E7 N5 E19 N2 E2 N27\$ PTR= E15 FUS=[YR=2013] E40 S32 W40 N32\$ W15\$.									