

BRAZAUSKAS JOHN R JR/KOZIAR ERICA J
77194 COBBLESTONE DR
YULEE, FL 32097

11-2N-26-2052-0071-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 60
08SHT VINYL 40
03CENTRAL 100
04AIR DUCTED 100
5100
3100

02WOOD FRAME 100
2.100
0100
00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATOTALPCTTOT SUBAREA
TYPE GROSS OF ADJ MARKET
VALUE
BAS1,2811001,281107,964
FGR4035522218,710
FOP353010843
FUS1,5111001,511127,348
PTO10055422

TOTALS3,3303,029255,287

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDTYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0100013,02997.428087.93266,34020132013004.1595.85Heated Area: 2792HX Base Yr 2015

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE255,287
TOTAL MARKET OB/XF VALUE4,014
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE314,301
SOH/AGL Deduction133,836
ASSESSED VALUE180,465
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE130,465
TOTAL JUST VALUE314,301
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE237,327

PERMIT NUMDESCRIPTIONAMTISSUEDB1326855NEW CONSTR302,73002/01/2013

Sales DataOFF RECORDNumberDATETypeINSTQ / U V / I RSN CD SALE PRICE1858/12675/14/2013WD Q Q I 01185,100GRANTOR : KB HOME JACKSONVILLEGRANTEE : BRAZAUSKAS JOHN R J1731/15123/31/2011WD U I I 301,920,000GRANTOR : TIMBER CREEK II LLCGRANTEE : KB HOME JACKSONVILL

BUILDING NOTES

FUS=[YR=2013;ORIG=15,0] E40 S32 W19 S11 W21 N43 \$
BAS=[YR=2013;ORIG=0,0] W29 N5 W11 S27 E2 S2 E19 S6 E7 S13 E12 N43 \$
FGR=[YR=2013;ORIG=-40,22] S21 E21 N8 N11 W19 N2 W2 \$
PTO=[YR=2013;ORIG=0,0] N10 W10 S10 E10 \$
FOP=[YR=2013;ORIG=-19,35] E7 N5 W7 S5 \$
PTR=[ORIG=0,0] E15 W15 \$.

LAND DESCRIPTIONTOTAL OB/XF4,014

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT LND UNITUNIT DPHT % TOT UNIT LAND OTHERADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR10000030.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS