

MEADE GORDON A
12528 DARBY AVE
ORLANDO, FL 32837

11-2N-26-2052-0074-0000

16

WD FR STUC 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

11

CLAY TILE 60

14

CARPET 40

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

00

0 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

MKT AREA

05

5005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,901

100

1,901

183,992

FGR

420

55

231

22,358

FOP

35

30

10

968

PTO

45

5

2

194

TOTALS

2,401

2,144

207,511

EXTRA FEATURES

77230 COBBLESTONE DR, YULEE

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

0811

CONCRETE B

0

0

0

604.00

SF

5.20

5.20

100

2011

2011

3

93

2,921

2

0810

CONCRETE A

0

0

21

3

63.00

SF

6.50

6.50

100

2011

2011

3

93

381

3

0462

ST/AL FNC

0

0

158

4

632.00

SF

10.00

10.00

100

2011

2011

3

68

4,298

LAND DESCRIPTION

TOTAL OB/XF

7,600

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

0

0003

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

07/20/2021

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,144

113.4840

102.42

219,588

2011

2011

0

0

0

5.50

94.50

1 SINGLE FAM - 0% - 0

Heated Area: 1901

HX Base Yr

9

5

5

20

20

61

21

8

7

5

12

12

21

20

PTO

2011

BAS

2011

FOP

2011

FGR

2011

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

207,511

TOTAL MARKET OB/XF VALUE

7,600

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

270,111

SOH/AGL Deduction

29,168

ASSESSED VALUE

240,943

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

240,943

TOTAL JUST VALUE

270,111

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

227,039

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E23924

ELEC OTHER

0

10/01/2011

C24600

CO ISSUED

0

07/08/2011

M16156

H/AC

05/01/2011

E23448

NEW CONSTR

0

05/01/2011

B24600

NEW CONSTR

209,241

04/01/2011

P14737

NEW CONSTR

0

04/01/2011

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1756/1870

9/21/2011

WD

Q

I

01

170,300

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: MEADE GORDON A

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=2011] W20 PTO=[YR=2011] N5 W9 S5 E9\$ W20 S61 E12 N12 FOP=[YR=2011] E7 FGR=[YR=2011] S12 E21 N20 W21 S8\$ N5 W7 S5\$ N5 E7 N3 E21 N41\$.