

LOT 77
TIMBER CREEK PLANTATION #3
PB 7/302

CASSIDY WILLIAM RAYMOND III & KAILA MARIA ARANAS
77266 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	5005.00	05

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	138,552
FGR	420	55	231	21,224
FOP	40	30	12	1,103
PTO	18	5	1	92
TOTALS	1,986		1,752	160,971

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	693.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,752	107.9000	97.38	170,610	2010	2010	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2021 Heated Area: 1508 HX Base Yr 2021											
77266 COBBLESTONE DR, YULEE											

BLD DATE	12/08/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
8,902											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,971	
TOTAL MARKET OB/XF VALUE		8,902	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		224,873	
SOH/AGL Deduction		53,148	
ASSESSED VALUE		171,725	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		121,725	
TOTAL JUST VALUE		224,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23719	CO ISSUED	0	09/01/2010
E22779	NEW CONSTR	0	07/01/2010
M15493	H/AC	0	07/01/2010
P14342	NEW CONSTR	0	06/01/2010
B23719	NEW CONSTR	163,725	06/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2363/1042	5/22/2020	WD Q	I	01	
GRANTOR: PALMER RICHARD P & EM					
GRANTEE: CASSIDY WILLIAM RAY					
1737/0271	4/28/2011	WD Q	I	01	
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: PALMER RICHARD P &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2010] W2 U2 L2 W7 D2 L2 W16 PTO=[YR=2010] N3 W6 S3 E6\$ W10 S54 E13 N6 FOP=[YR=2010] E5 FGR=[YR=2010] E21 N20 W21 S20\$ N8 W5 S8\$ N8 E5 N12 E21 N28\$.											