

LOT 83
IN OR 1649/1641
TIMBER CREEK PLANTATION #3

CLOSE JULIE G F
77352 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0083-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

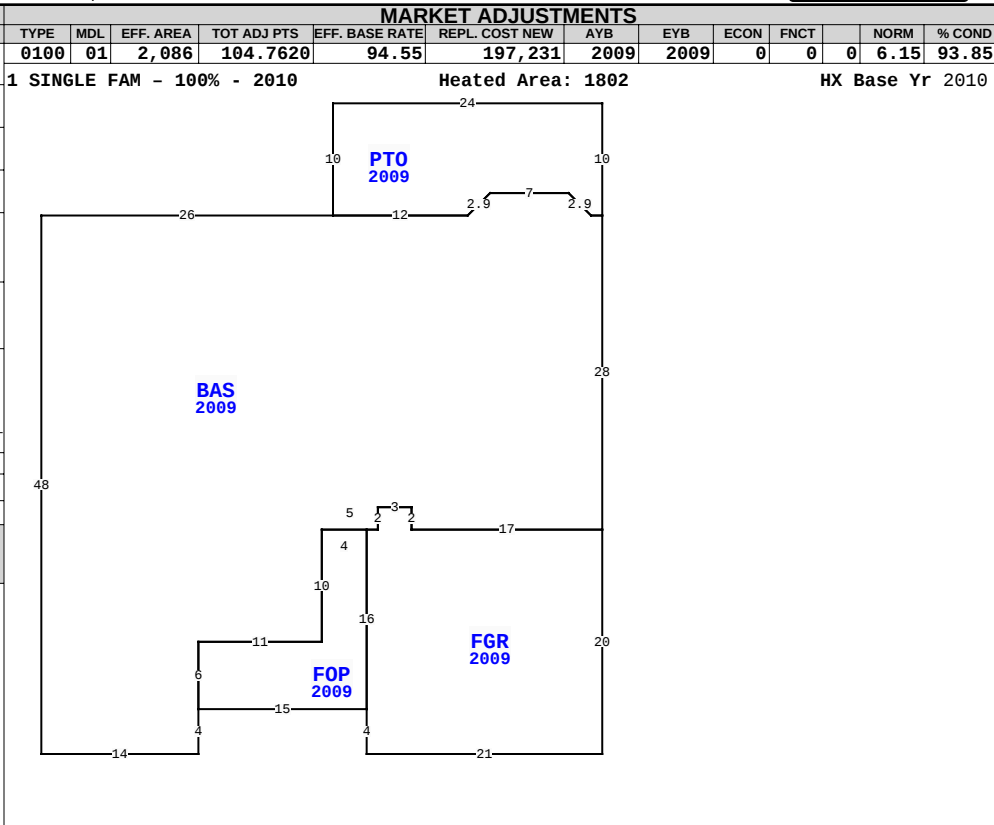
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	1,802	159,901
FGR	426	55	234	20,764
FOP	130	30	39	3,460
PTO	222	5	11	976

TOTALS	2,580		2,086	185,101
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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	604.00	SF	5.20
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00

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



77352 COBBLESTONE DR, YULEE	BLD DATE 12/22/2009	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					185,101				
TOTAL MARKET OB/XF VALUE					7,949				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					248,050				
SOH/AGL Deduction					103,075				
ASSESSED VALUE					144,975				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					94,975				
TOTAL JUST VALUE					248,050				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					208,401				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22714	CO ISSUED	0	11/01/2009
E22029	ELEC OTHER	1,500	08/01/2009
M14778	MECH OTHER	0	08/01/2009
P13885	OTHER	0	08/01/2009
B22714	NEW CONSTR	171,138	07/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1649/1641	11/17/2009	WD	Q	I	01	161,600			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: CLOSE JULIE G F									
1630/1169	7/16/2009	WD	U	V	30	215,000			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2009] W24 S10 BAS=[YR=2009] W26 S48 E14 N4 FOP=[YR=2009] E15 FGR=[YR=2009] S4 E21 N20 W17 N2 W3 S2 W1 S16\$ N16 W4 S10 W11 S6\$ N6 E11 N10 E5 N2 E3 S2 E17 N28 W1 U2 L2 W7 D2 L2 W12\$ E12 U2 R2 E7 D2 R2 E1 N10\$.									