LOT 84
IN OR 1877/973
TIMBER CREEK PLANTATION #3

WYNS ANDREW & IRENE
908 BAYLEY COURT
NEWMARKET, ON L3X-2L6

2023

11-2N-26-2052-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

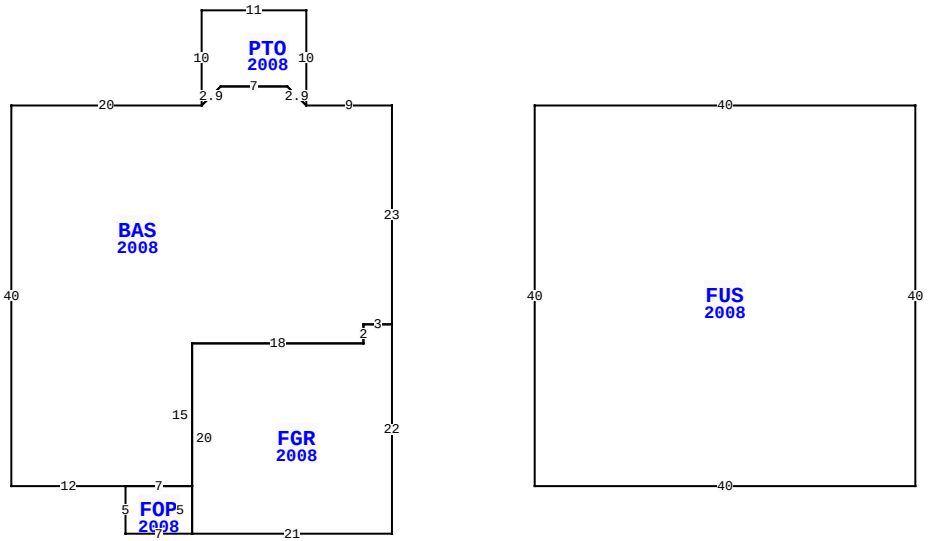
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1,297	106,159
FGR	426	55	234	19,152
FOP	35	30	10	818
FUS	1,600	100	1,600	130,959
PTO	92	5	5	409
TOTALS	3,450		3,146	257,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,146	97.5200	88.01	276,879	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 2897 HX Base Yr



77368 COBBLESTONE DR, YULEE

BLD DATE	02/13/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,497
TOTAL MARKET OB/XF VALUE	3,159
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	315,656
SOH/AGL Deduction	62,977
ASSESSED VALUE	252,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,679
TOTAL JUST VALUE	315,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21752	CO ISSUED	0	11/20/2008
E21205	ELEC OTHER	1,500	09/01/2008
M14110	MECH OTHER	0	09/01/2008
R11450	REPAIR/RRF	2,000	08/01/2008
B21752	NEW CONSTR	0	08/01/2008
P13405	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0973	8/02/2013	WD	Q	I	02	140,500
GRANTOR: MEBANE CASSANDRA						
GRANTEE: WYNS ANDREW & IRENE						
1595/0982	12/03/2008	WD	Q	I		210,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MEBANE CASSANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 PTO=[YR=2008] N10 W11 S10 U2 R2 E7 D2 R2 $ U2 L2 W7 D2 L2 W20 S40 E12 FOP=[YR=2008] S5 E7 FGR=[YR=2008] E21 N22 W3 S2 W18 S20$ N5 W7$ E7 N15 E18 N2 E3 N23$ PTR=E15 FUS=[YR=2008] E40 S40 W40 N40$ W15$.

EXTRA FEATURES

LN	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	0	645.00	SF	5.20	5.20	100	2008	2008	3	90	3,019	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2008	2008	3	90	140	

LAND DESCRIPTION

TOTAL OB/XF 3,159

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 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