

LOT 85
IN OR 1595/946
TIMBER CREEK PLANTATION #3

JACKSON LISA/MADDOX DEMETRIS
77396 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0085-0000



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 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	182,055
FGR	420	55	231	20,007
FOP	60	30	18	1,559
FOP	100	30	30	2,598
PTO	100	5	5	433
TOTALS	2,782		2,386	206,652

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	711.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	

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

1 SINGLE FAM - 100% - 2009

Heated Area: 2102

HX Base Yr 2009

BLD DATE 02/13/2009
XF DATE
INC DATE

KK
LGL DATE
LAND DATE
AG DATE

77396 COBBLESTONE DR, YULEE

TOTAL OB/XF											
3,450											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
206,652											
TOTAL MARKET OB/XF VALUE											
3,450											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
265,102											
SOH/AGL Deduction											
110,743											
ASSESSED VALUE											
154,359											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
104,359											
TOTAL JUST VALUE											
265,102											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
224,322											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21750	CO ISSUED	1,500	11/20/2008
E21204	ELEC OTHER	1,500	09/01/2008
M14109	MECH OTHER	0	09/01/2008
R11449	REPAIR/RRF	2,000	08/01/2008
B21750	NEW CONSTR	1,500	08/01/2008
P13406	OTHER	0	08/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1595/0946	12/03/2008	WD	Q	I		195,800	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: JACKSON LISA & DEME							
1576/0161	7/10/2008	WD	U	V	19	180,000	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W3 U2 L2 W9 D2 L2 W3 FOP=[YR=2008] N10 W10 PTO=[YR=2008] W10 S10 E10 N10\$ S10 E10\$ W20 S67 E13 FOP=[YR=2008] S2 E5 N5 FGR=[YR=2008] E21 N20 W21 S20\$ N7 W5 S10\$ N10 E5 N13 E21 N44\$.											