LOT 88
IN OR 1872/899
TIMBER CREEK PLANTATION #3

FERRELL CHARLES & JANICE
77432 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

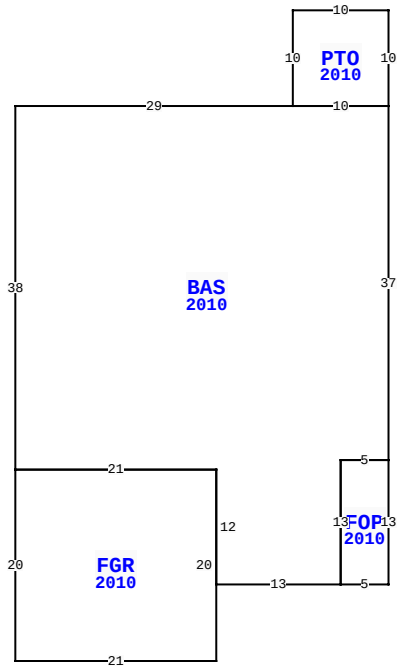
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,633	100	1,633	145,337
FGR	420	55	231	20,559
FOP	65	30	20	1,780
PTO	100	5	5	445
TOTALS	2,218		1,889	168,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,889	104.4680	94.28	178,095	2010	2010	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2014 Heated Area: 1633 HX Base Yr 2014



77432 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,122
TOTAL MARKET OB/XF VALUE		10,222
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		233,344
SOH/AGL Deduction		91,788
ASSESSED VALUE		141,556
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,556
TOTAL JUST VALUE		233,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23430	CO ISSUED	0	06/08/2010
M15195	MECH OTHER	0	04/01/2010
E22560	ELEC OTHER	0	04/01/2010
B23430	NEW CONSTR	212,943	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/0899	8/09/2013	WD	Q	I	02	145,000
GRANTOR: FILINUK MICHAEL III						
GRANTEE: FERRELL CHARLES & J						
1685/0793	6/23/2010	WD	Q	I	01	143,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FILINUK MICHAEL III						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W10 S10 BAS=[YR=2010] W29 S38 FGR=[YR=2010] S20 E21 N20 W21$ E21 S12 E13 FOP=[YR=2010] E5 N13 W5 S13$ N13 E5 N37 W10$ E10 N10$.

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	0810	CONCRETE A	0	100	0	0	680.00	SF	6.50	6.50	100	2010	2010	3	92	4,066	
2	0462	ST/AL FNC	0	100	0	0	760.00	SF	10.00	10.00	100	2015	2015	3	81	6,156	

LAND DESCRIPTION

TOTAL OB/XF 10,222

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS