

LOT 189
TIMBER CREEK PLANTATION #3
PB 7/302

VESSEL RANDY E & JENNIFER L
77041 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0189-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,076	100	1,076	98,163
FGR	441	55	243	22,169
FOP	61	30	18	1,642
FUS	1,280	100	1,280	116,774
PTO	100	5	5	456
TOTALS	2,958		2,622	239,204

EXTRA FEATURES

L N	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	544.00	SF	6.50	6.50	100	2013	2013	3	95	3,359	
2	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	85.00	100	2016	2016	3	84	29,988	
3	0855	CONC PAVER	0 100	0	0	845.00	SF	10.00	10.00	100	2016	2016	3	97	8,197	
4	1076	TRELLIS A	0 100	25	8	200.00	SF	7.50	7.50	100	2018	2018	3	90	1,350	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,622	105.4080	95.13	249,431	2013	2013	0	0	0	4.10	95.90

1 SINGLE FAM - 100% - 2023

Heated Area: 2356

HX Base Yr 2023

Floor plan diagram showing various rooms and their dimensions. Rooms are labeled with codes and years: PTO 2013, BAS 2013, FGR 2013, FOP 2013. Dimensions are provided for each room and overall area.

- PTO 2013: 10' x 10'
- BAS 2013: 25' x 32'
- FGR 2013: 21' x 21'
- FOP 2013: 8' x 8'

Other dimensions shown: 12', 4', 18', 10', 10', 32', 21', 8', 16', 7', 3', 12', 5', 8', 5', 21'.

Floor plan diagram showing a single room labeled FUS 2013 with dimensions 40' x 32'.

BLD DATE

LGL DATE

77041 COBBLESTONE DR, YULEE

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

TOTAL OB/XF 42,894

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,204
TOTAL MARKET OB/XF VALUE		42,894
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		337,098
SOH/AGL Deduction		0
ASSESSED VALUE		337,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,098
TOTAL JUST VALUE		337,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632809	SWIM POOL	40,000	08/01/2016
B1327515	CO ISSUED	0	11/12/2013
B1327515	NEW CONSTR	268,320	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0056	4/14/2022	WD	Q	I	01	447,000

GRANTOR: CRESSEY SHAWN & MOLLI

GRANTEE: VESSEL RANDY EUGENE

1889/1594 11/11/2013 SW Q I 02 183,600

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: CRESSEY SHAWN & MOL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W10 S10 BAS=[YR=2013] W18 N4 W12 S25
FGR=[YR=2013] S21 E21 N5 FOP=[YR=2013] E8 N5 W1 N3 W7 S8\$ N16
W21\$ E21 S8 E7 S3 E12 N32 W10\$ E10 N10\$ PTR=E20 FUS=[YR=2013]
E40 S32 W40 N32\$ W20\$.