LOT 193
IN OR 1824/400
TIMBER CREEK PLANTATION #3

DAVIS CHRISTOPHER & CANDACE JANNELL
77107 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

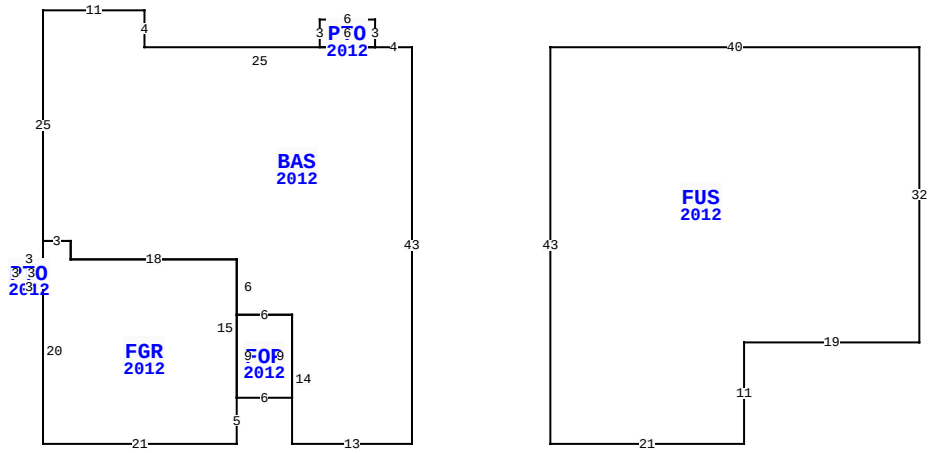
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	1,254	100	1,254	110,003
FGR	426	55	234	20,527
FOP	54	30	16	1,404
FUS	1,511	100	1,511	132,548
PTO	9	5	0	0
PTO	18	5	1	88
TOTALS	3,272		3,016	264,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	101.9360	92.00	277,472	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2765 HX Base Yr



77107 COBBLESTONE DR, YULEE

BLD DATE	10/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,570
TOTAL MARKET OB/XF VALUE		3,229
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		322,799
SOH/AGL Deduction		0
ASSESSED VALUE		322,799
TOTAL EXEMPTION VALUE	13	322,799
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		322,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226191	CO ISSUED	0	10/26/2012
B26191	NEW CONSTR	297,149	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1824/0400	11/07/2012	WD	Q	I	01	195,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS CHRISTOPHER &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W4 PTO=[YR=2012] N3 W6 S3 E6$ W25 N4 W11 S25 FGR=[YR=2012] S2 PTO=[YR=2012] W3 S3 E3 N3$ S20 E21 N5 FOP=[YR=2012] E6 N9 W6 S9$ N15 W18 N2 W3$ E3 S2 E18 S6 E6 S14 E13 N43$ PTR=E15 FUS=[YR=2012] E40 S32 W19 S11 W21 N43$ 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	100	0	0	612.00	SF	5.20	5.20	100	2012	2012	3	94	2,991	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2012	2012	3	94	238	

LAND DESCRIPTION

TOTAL OB/XF 3,229

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	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							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS