

LOT 194
IN OR 1766/1887
TIMBER CREEK PLANTATION #3

DAVIS RYAN C & AMY CATHERINE S
77117 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0194-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	08 SHT VINYL 30
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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	104,252
FGR	426	55	234	19,516
FOP	36	30	11	917
FUS	1,511	100	1,511	126,020
USP	200	30	60	5,004

TOTALS	3,423	3,066	255,709
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	599.00	SF	5.20
2	0810	CONCRETE A	0	100	17	3	599.00	SF	6.50
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	05/10/2022	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,066	97.4280	87.93	269,593	2011	2011	0	0	0	5.15	94.85	
1 SINGLE FAM - 100% - 2012 Heated Area: 2761 HX Base Yr 2012													

77117 COBBLESTONE DR, YULEE	BLD DATE 11/30/2011	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0811	CONCRETE B	0	100	0	0	599.00	SF	5.20	5.20	100	2011	2011	3	93	2,897	
2	0810	CONCRETE A	0	100	17	3	599.00	SF	6.50	6.50	100	2011	2011	3	93	3,621	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2011	2011	3	93	54	

TOTAL OB/XF															6,572	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
03	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00						

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				255,709	
TOTAL MARKET OB/XF VALUE				6,572	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				317,281	
SOH/AGL Deduction				132,396	
ASSESSED VALUE				184,885	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				134,885	
TOTAL JUST VALUE				317,281	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				266,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25160	CO ISSUED	0	11/29/2011
E23893	NEW CONSTR	0	10/01/2011
M16610	H/AC	0	10/01/2011
P14998	NEW CONSTR	0	09/01/2011
B25160	NEW CONSTR	293,875	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1766/1887	11/29/2011	WD	Q	I	02	164,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS RYAN C & AMY						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S22 FGR=[YR=2011] S22 E21 N8 FOP=[YR=2011] E6 N6 W6 S6\$ N12W18 N2 W3\$ E3 S2 E18 S6 E6 S14 E13 N44 W20\$ E20 N10\$ PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43\$W15\$.									