

LOT 198
IN OR 1797/1052
TIMBER CREEK PLANTATION #3

JACOBS CAROLYN
77157 COBBLESTONE DR
YULEE, FL 32097-0645

2023

11-2N-26-2052-0198-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	1,500	100	1,500	142,757
FGR	400	55	220	20,938
FOP	50	30	15	1,428
PTO	18	5	1	95
TOTALS	1,968		1,736	165,216

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	728.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	130.00	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	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,736	111.0000	100.18	173,912	2012	2012	0	0	0	5.00	95.00	

1 SINGLE FAM - 100% - 2015 Heated Area: 1500 HX Base Yr 2015

Diagram illustrating the property layout and area calculations:

- Property Dimensions: 36 (width) x 55 (depth).
- Area Calculations:
 - BAS 2012: 1,500
 - FGR 2012: 400
 - FOP 2012: 50
 - PTO 2012: 18

BLD DATE	07/31/2012	KK	LGL DATE
XF DATE			LAND DATE

TOTAL OB/XF													
4,543													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		165,216	
TOTAL MARKET OB/XF VALUE		4,543	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		224,759	
SOH/AGL Deduction		81,582	
ASSESSED VALUE		143,177	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		93,177	
TOTAL JUST VALUE		224,759	
NCON VALUE		820	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,817	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25850	NEW CONSTR	0	06/04/2012
E24949	NEW CONSTR	0	04/01/2012
M17075	H/AC	0	04/01/2012
P15816	NEW CONSTR	0	03/01/2012
B25850	NEW CONSTR	221,714	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1797/1052	6/12/2012	WD	Q	I	02	140,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JACOBS CAROLYN						
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											
BAS=[YR=2012] W2 PT0=[YR=2012] N3 W6 S3 E6\$ W36 S29 FGR=[YR=2012] S20 E20 FOP=[YR=2012] S2 E5 N10 W5 S8\$ N20 W20\$ E20 S12 E5 S14 E13 N55\$.											