LOT 199
IN OR 1825/1142
TIMBER CREEK PLANTATION #3

ESPOSITO TRAVIS W & HEATHER S
77167 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0199-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

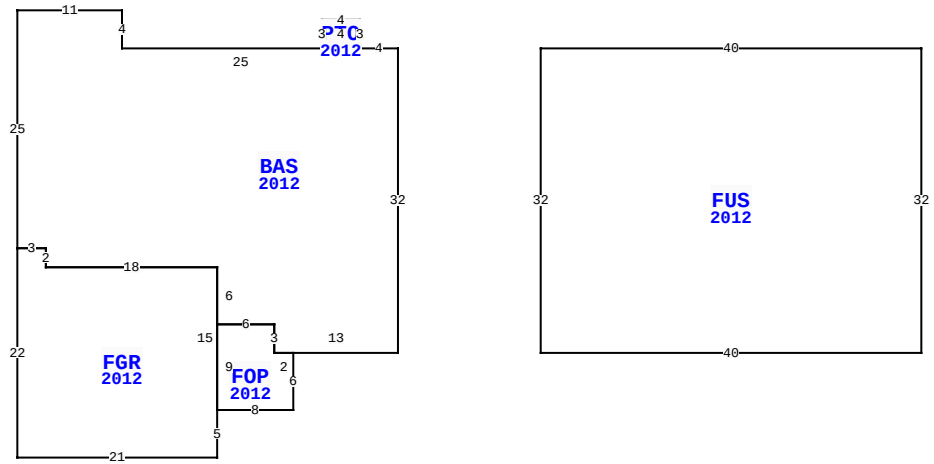
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100	1,111	100,584
FGR	426	55	234	21,185
FOP	66	30	20	1,811
FUS	1,280	100	1,280	115,885
PTO	12	5	1	90
TOTALS	2,895		2,646	239,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,646	105.6000	95.30	252,164	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2391 HX Base Yr 2013



77167 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		239,556
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,776
SOH/AGL Deduction		126,738
ASSESSED VALUE		171,038
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		121,038
TOTAL JUST VALUE		297,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25681	NEW CONSTR	0	12/01/2012
C1226190	CO ISSUED	0	10/25/2012
M17543	H/AC	0	08/01/2012
B26190	NEW CONSTR	253,763	08/01/2012
E25358	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/1142	11/12/2012	WD	Q	I	01	169,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ESPOSITO TRAVIS WAY						
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 W4 S3 E4$ W25 N4 W11 S25
FGR=[YR=2012] S22 E21 N5 FOP=[YR=2012] E8 N6 W2 N3 W6 S9$
N15 W18 N2 W3$ E3 S2 E18 S6 E6 S3 E13 N32$ PTR=E15
FUS=[YR=2012] E40 S32 W40 N32$ 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	610.00	SF	5.20	5.20	100	2012	2012	3	94	2,982	
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 3,220

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