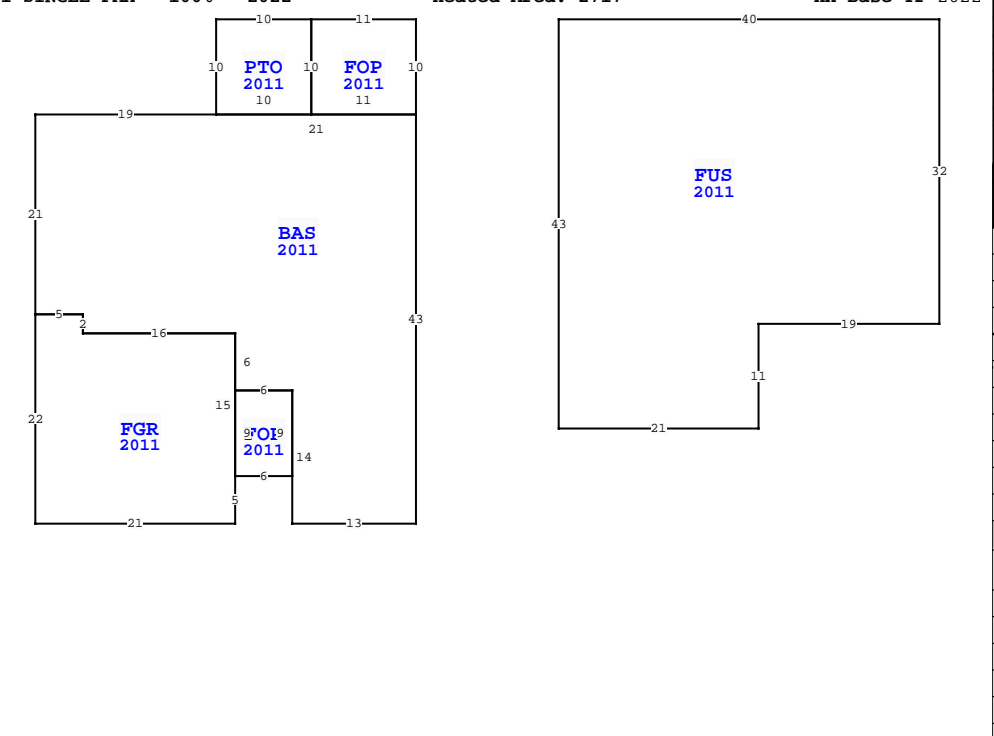


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,007	102.2120	92.25	277,396	2011	2011	0	0	5.10	94.90



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	1,206	100	1,206	105,580
FGR	430	55	236	20,661
FOP	54	30	16	1,401
FOP	110	30	33	2,889
FUS	1,511	100	1,511	132,281
PTO	100	5	5	437
TOTALS	3,411		3,007	263,249

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	0811	CONCRETE B	0	100	0	567.00	SF	5.20	5.20	100	2011	2011	3	93	2,742	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2011	2011	3	93	254	

BLD DATE		11/02/2011	KK		LGL DATE		
XF DATE					LAND DATE		
INC DATE					AG DATE		
77177 COBBLESTONE DR, YULEE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			263,249
TOTAL MARKET OB/XF VALUE			2,996
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			321,245
SOH/AGL Deduction			41,678
ASSESSED VALUE			279,567
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			229,567
TOTAL JUST VALUE			321,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24940	CO ISSUED	0	11/01/2011
E23761	NEW CONSTR	0	08/01/2011
M16484	H/AC	0	08/01/2011
P14888	NEW CONSTR	0	07/01/2011
B24940	NEW CONSTR	291,434	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1265	2/26/2021	WD	U	I	37	200,000
GRANTOR: TA INDUSTRIES INC						
GRANTEE: HERNANDEZ CESAR ARM						
1986/1515	6/15/2015	WD	Q	I	01	200,000
GRANTOR: BENNETT ELIJAH L & CR						
GRANTEE: TA INDUSTRIES INC						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2011] W11 PTO=[YR=2011] W10 S10 BAS=[YR=2011] W19 S21 FGR=[YR=2011] S22 E21 N5 FOP=[YR=2011] E6 N9 W6S9\$ N15 W16 N2 W5\$E5 S2 E16 S6 E6 S14 E13 N43 W21\$ E10 N10\$ S10 E11 N10\$PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43\$ W15\$.

LAND DESCRIPTION	TOTAL OB/XF	2,996																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							