LOT 210
IN OR 1734/668
TIMBER CREEK PLANTATION #3

HART JOEL W & SAMANTHA N
77245 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0210-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

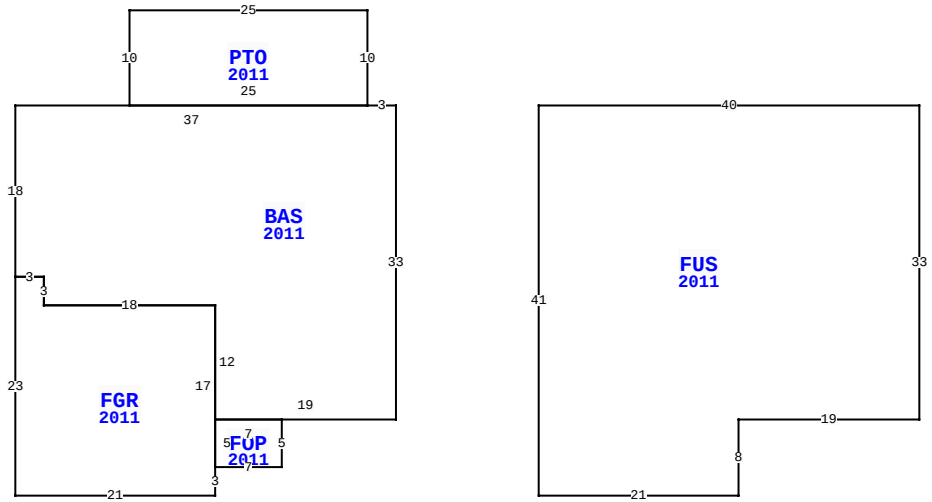
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,059	100	1,059	91,296
FGR	429	55	236	20,345
FOP	35	30	10	862
FUS	1,488	100	1,488	128,279
PTO	250	5	12	1,035
TOTALS	3,261		2,805	241,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	100.7040	90.89	254,946	2011	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2012 Heated Area: 2547 HX Base Yr 2012



77245 COBBLESTONE DR, YULEE

BLD DATE	01/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,816
TOTAL MARKET OB/XF VALUE		3,139
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,955
SOH/AGL Deduction		126,833
ASSESSED VALUE		173,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,122
TOTAL JUST VALUE		299,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007286	REPAIR/RRF	25,000	12/01/2017
C24313	CO ISSUED	0	04/04/2011
E23229	ELEC OTHER	0	02/01/2011
M15919	H/AC	0	02/01/2011
P14610	NEW CONSTR	0	01/01/2011
B24313	NEW CONSTR	272,210	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1734/0668	4/15/2011	WD	Q	I	02	164,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HART JOEL W & SAMAN						
1714/0357	12/09/2010	WD	U	V	30	125,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 PTO=[YR=2011] N10 W25 S10 E25$ W37 S18 FGR=[YR=2011] S23 E21 N3 FOP=[YR=2011] E7 N5 W7 S5$ N17 W18 N3 W3$ E3 S3 E18 S12 E19 N33$ PTR= E15 FUS=[YR=2011] E40 S33 W19 S8 W21 N41$ 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	604.00	SF	5.20	5.20	100	2011	2011	3	93	2,921	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2011	2011	3	93	218	

LAND DESCRIPTION

TOTAL OB/XF 3,139

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 06/18/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS