

LOT 212
TIMBER CREEK PLANTATION #3
PB 7/302

CRUM GRETCHEN & STEVEN R JR
77267 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0212-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								0100	01	1,967	108.2900	97.73	192,235	2011	2011	0	0	0	5.15	94.85																	
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2022										Heated Area: 1653										HX Base Yr 2022									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	11	CLAY TILE 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	4	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	1,653	100	1,653	153,228																																			
FGR	420	55	231	21,413																																			
FOP	30	30	9	835																																			
FOP	220	30	66	6,118																																			
PTO	170	5	8	742																																			
TOTALS		2,493	1,967	182,335																																			
EXTRA FEATURES										77267 COBBLESTONE DR, YULEE										BLD DATE 08/18/2011 KK LGL DATE																			
																				LAND 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	597.00	SF	5.20	5.20	100	2011	2011	3	93	2,887																							
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2011	2011	3	93	544																							
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2011	2011	3	93	54																							
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2015	2015	3	81	19,829																							
5	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2015	2015	3	96	4,723																							
6	0910	SCRN RM L	0	100	0	0	780.00	SF	15.00	15.00	100	2015	2015	3	74	8,658																							
LAND DESCRIPTION										TOTAL OB/XF										36,695																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																							