LOT 215
IN OR 2043/833
TIMBER CREEK PLANTATION #3

503 CENTRE ST LLC
PO BOX 17529
FERNANDINA BEACH, FL 32035

2023

11-2N-26-2052-0215-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

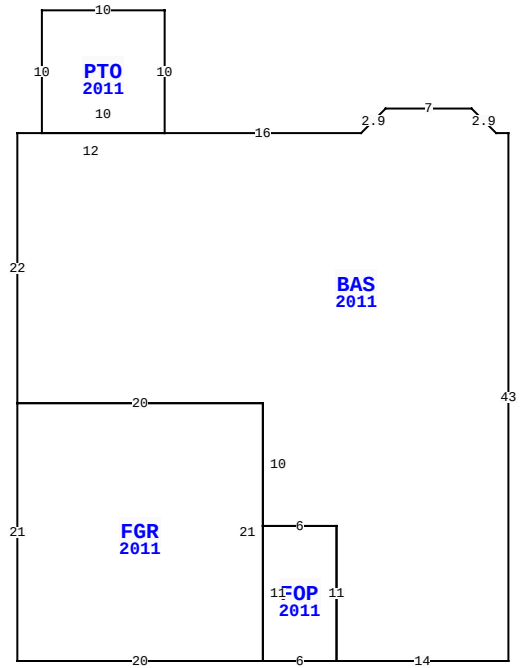
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,252	100	1,252	120,142
FGR	420	55	231	22,166
FOP	66	30	20	1,919
PTO	100	5	5	480
TOTALS	1,838		1,508	144,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,508	112.0980	101.17	152,564	2011	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 0 Heated Area: 1252 HX Base Yr



BLD DATE	07/27/2011 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

77299 COBBLESTONE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,707
TOTAL MARKET OB/XF VALUE	3,084
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	202,791
SOH/AGL Deduction	41,140
ASSESSED VALUE	161,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,651
TOTAL JUST VALUE	202,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24244	CO ISSUED	0	04/05/2011
E23230	ELEC OTHER	0	02/01/2011
M15921	H/AC	0	02/01/2011
P14609	NEW CONSTR	0	01/01/2011
B24244	NEW CONSTR	144,517	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/0833	4/28/2016	WD	Q	I	01	145,500
GRANTOR: CROMARTIE WALTER						
GRANTEE: 503 CENTRE ST LLC						
1739/0944	5/20/2011	WD	Q	I	01	129,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CROMARTIE WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W1 U2 L2 W7 D2 L2 W16 PTO=[YR=2011] N10 W10 S10 E10$ W12 S22 FGR=[YR=2011] S21 E20 FOP=[YR=2011] E6 N11 W6 S11$ N21 W20$ E20 S10 E6 S11 E14 N43$.

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	0	0	0	604.00	SF	5.20	5.20	100	2011	2011	3	93	2,921	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2011	2011	3	93	163	

LAND DESCRIPTION

TOTAL OB/XF 3,084

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	0	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