

LOT 216
IN OR 2168/344
TIMBER CREEK PLANTATION #3

HAWBAKER CODY & CARA
77309 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0216-0000



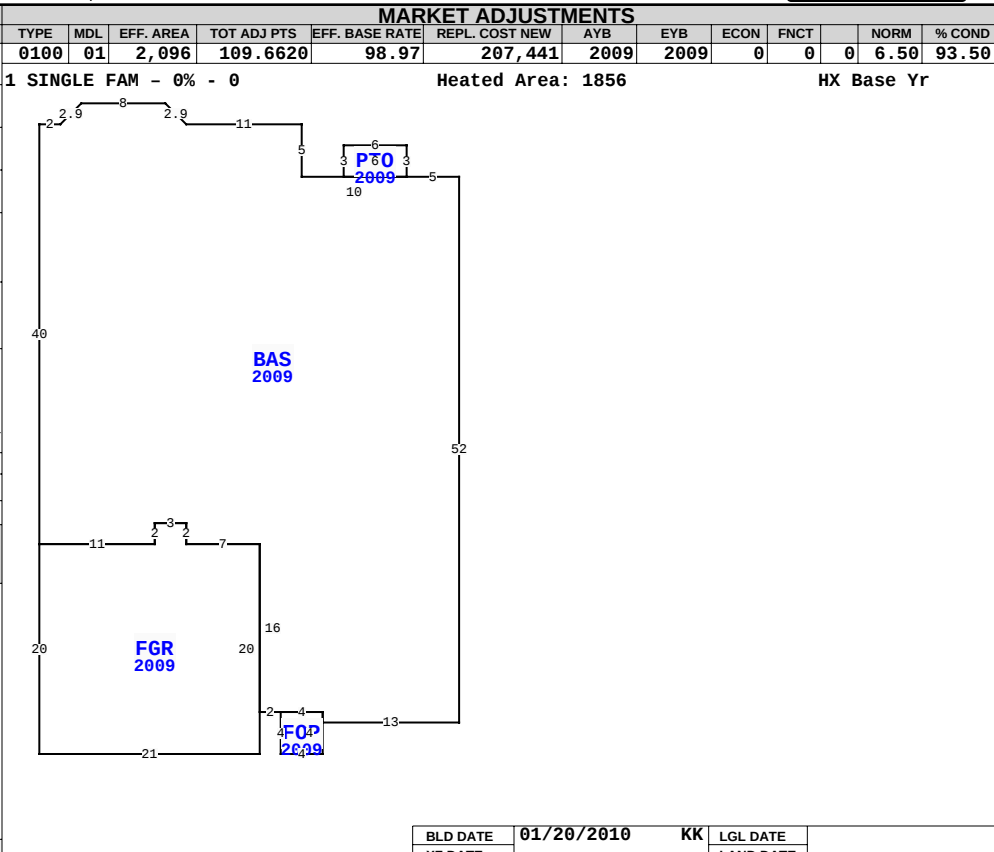
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1,856	100	1,856	171,748
FGR	426	55	234	21,654
FOP	16	30	5	463
PTO	18	5	1	93
TOTALS	2,316		2,096	193,957

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	638.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



77309 COBBLESTONE DR, YULEE	BLD DATE	01/20/2010	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
3,214											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	193,957		
TOTAL MARKET OB/XF VALUE	3,214		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	252,171		
SOH/AGL Deduction	46,371		
ASSESSED VALUE	205,800		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	205,800		
TOTAL JUST VALUE	252,171		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	213,597		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22629	CO ISSUED	0	09/22/2009
E21964	ELEC OTHER	1,500	07/01/2009
M14702	MECH OTHER	0	07/01/2009
P13833	OTHER	0	07/01/2009
B22629	NEW CONSTR	152,592	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/0344	12/28/2017	QC	U	I	11	100
GRANTOR: HAWBAKER CODY R						
GRANTEE: HAWBAKER CODY & CAR						
1643/1571	10/08/2009	WD	Q	I	01	179,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HAWBAKER CODY R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W5 PT0=[YR=2009] N3 W6 S3 E6\$ W10 N5 W11 U2 L2 W8 D2 L2 W2 S40 FGR=[YR=2009] S20 E21 N20 W7 N2 W3 S2 W11\$ E11 N2 E3 S2 E7 S16 E2 FOP=[YR=2009] S4 E4 N4 W4\$ E4 S1 E13 N52\$.											