

LOT 221
IN OR 1640/51
TIMBER CREEK PLANTATION #3

PIRIE JAMES & SANDRA
77357 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0221-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	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	2,211	100	2,211	198,625
FGR	426	55	234	21,022
FOP	58	30	17	1,527
PTO	230	5	12	1,078
TOTALS	2,925		2,474	222,251

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	100	0	0	586.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	34	3	102.00	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	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,474	106.4640	96.08	237,702	2009	2009	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2013 Heated Area: 2211 HX Base Yr 2013											
77357 COBBLESTONE DR, YULEE											

BLD DATE	01/20/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			222,251
TOTAL MARKET OB/XF VALUE			3,376
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			280,627
SOH/AGL Deduction			118,758
ASSESSED VALUE			161,869
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			111,869
TOTAL JUST VALUE			280,627
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22547	CO ISSUED	0	09/03/2009
B22547	NEW CONSTR	190,608	06/01/2009
M14635	MECH OTHER	0	06/01/2009
P13803	OTHER	0	06/01/2009
R11910	REPAIR/RRF	2,000	06/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1640/0051	9/10/2009	WD	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					SALE PRICE
GRANTEE: PIRIE JAMES & SANDR					
1619/0329	5/06/2009	WD	U	V	30
GRANTOR: TIMBER CREEK LLC					40,000
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W16 PTO=[YR=2009] N10 W25 S10 E1 U2 R2 E8 D2 R2 E12\$ W12 U2 L2 W8 D2 L2 W9 S45 FGR=[YR=2009] S20 E21 N22 W3 S2 W18 \$ E18 N2 E3 S2 E9 FOP=[YR=2009] S5 E10 N5 W3 N2 W4 S2 W3\$ E3 N2 E4 S2 E12 N45\$.											