LOT 222
TIMBER CREEK PLANTATION #3
PB 7/302

GRAHAM RICHARD A JR & KELLY A
77367 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0222-0000

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	08	SHT VINYL 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

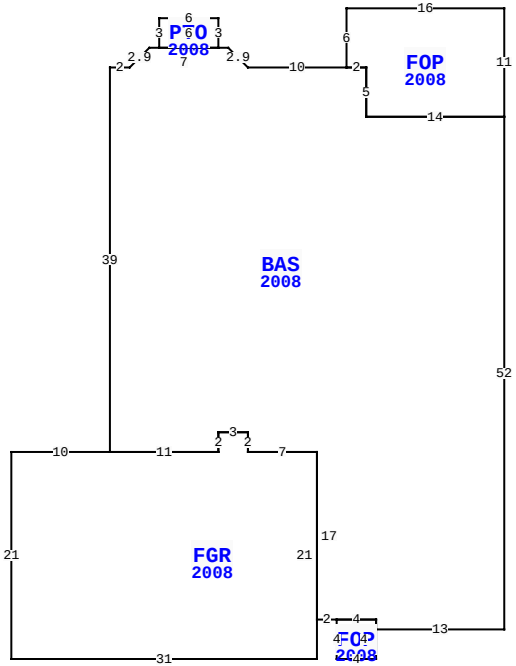
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	163,454
FGR	657	55	361	32,069
FOP	16	30	5	445
FOP	166	30	50	4,442
PTO	18	5	1	89
TOTALS	2,697		2,257	200,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,257	105.8400	95.52	215,589	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1840 HX Base Yr 2022



77367 COBBLESTONE DR, YULEE

BLD DATE	02/12/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,498
TOTAL MARKET OB/XF VALUE		4,087
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,585
SOH/AGL Deduction		33,509
ASSESSED VALUE		226,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,076
TOTAL JUST VALUE		259,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21789	CO ISSUED	176,088	11/25/2008
E21246	ELEC OTHER	1,500	09/01/2008
M14138	MECH OTHER	0	09/01/2008
C21789	CO ISSUED	176,088	08/01/2008
R11474	REPAIR/RRF	2,000	08/01/2008
B21789	NEW CONSTR	176,088	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0234	1/21/2021	SW	Q	I	02	255,000
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: GRAHAM RICHARD A JR						
2418/0008	12/16/2020	WD	Q	I	01	235,800
GRANTOR: DAVID STEVEN						
GRANTEE: SPH PROPERTY THREE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W16 S6 BAS=[YR=2008] W10 U2 L2 W1
PTO=[YR=2008] N3 W6 S3 E6$ W7 D2 L2 W2 S39 FGR=[YR=2008]
W10 S21 E31 N21 W7 N2 W3 S2 W11$ E11 N2 E3 S2 E7 S17 E2
FOP=[YR=2008] S4 E4 N4 W4$ E4 S1 E13 N52 W14 N5 W2$ E2 S5
E14 N11$.

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	832.00	SF	5.20	5.20	100	2008	2008	3	90	3,894	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2008	2008	3	90	193	

LAND DESCRIPTION

TOTAL OB/XF 4,087

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 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS