LOT 223
TIMBER CREEK PLANTATION #3
PB 7/302

VALENTEEN ZACKERY D & ISSABELLA
77377 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0223-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

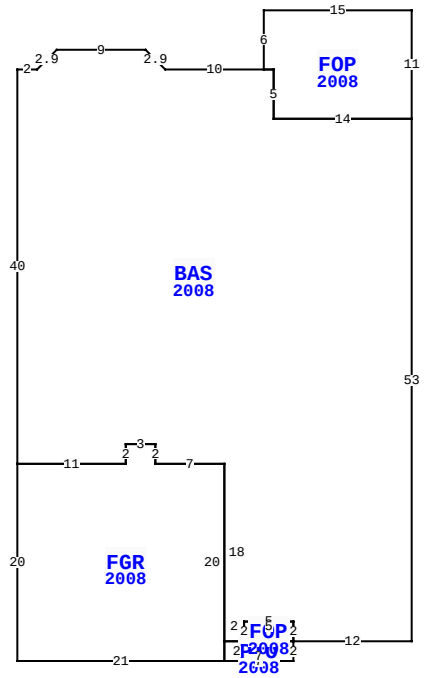
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,878	100	1,878	164,196
FGR	426	55	234	20,459
FOP	10	30	3	262
FOP	160	30	48	4,197
PTO	14	5	1	88
TOTALS	2,488		2,164	189,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	103.7820	93.66	202,680	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1878 HX Base Yr 2022



77377 COBBLESTONE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,202
TOTAL MARKET OB/XF VALUE		6,373
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		250,575
SOH/AGL Deduction		32,766
ASSESSED VALUE		217,809
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		167,809
TOTAL JUST VALUE		250,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21300	NEW CONSTR	1,500	10/01/2008
M14173	H/AC	0	10/01/2008
P13473	OTHER	0	09/01/2008
C21791	CO ISSUED	0	08/01/2008
R11476	REPAIR/RRF	2,000	08/01/2008
B21791	NEW CONSTR	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/0592	4/01/2021	WD	Q	I	01	285,000
GRANTOR: SHIPLEY AMANDA J & ZA						
GRANTEE: VALENTEEN ZACKERY D						
2386/1354	8/20/2020	WD	Q	I	01	241,000
GRANTOR: KIRWIN LINDA						
GRANTEE: SHIPLEY AMANDA J &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W15 S6 BAS=[YR=2008] W10 U2 L2 W9 D2 L2 W2 S40 FGR=[YR=2008] S20 E21 PTO=[YR=2008] E7 N2 FOP=[YR=2008] N2 W5 S2 E5$ W7 S2 $ N20 W7 N2 W3 S2 W11$ E11 N2 E3 S2 E7 S18 E2 N2 E5 S2 E12 N53 W14 N5 W1$ E1 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	625.00	SF	5.20	5.20	100	2008	2008	3	90	2,925	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2008	2008	3	90	193	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 6,373

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