

LOT 224
IN OR 2113/1843
TIMBER CREEK PLANTATION #3

SAMUELSON FRANCIS & KIMBERLIE J
77387 COBBLESTONE DRIVE
YULEE, FL 32097

2023

11-2N-26-2052-0224-0000



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	2,191	100	2,191	186,893
FGR	426	55	234	19,960
FOP	58	30	17	1,450
FSP	250	40	100	8,530
TOTALS	2,925		2,542	216,833

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	0003		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	2,542	100.7040	90.89	231,042	2009	2009	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2018 Heated Area: 2191 HX Base Yr 2018											
77387 COBBLESTONE DR, YULEE											

BLD DATE	08/08/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,833	
TOTAL MARKET OB/XF VALUE		3,376	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		275,209	
SOH/AGL Deduction		84,090	
ASSESSED VALUE		191,119	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		141,119	
TOTAL JUST VALUE		275,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301770	REPAIR/RRF	20,000	02/08/2023
B25838	ADDITION	2,400	03/01/2012
C22336	CO ISSUED	0	06/15/2009
E21694	ELEC OTHER	1,500	03/01/2009
M14442	MECH OTHER	0	03/01/2009
P13697	OTHER	0	03/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/1843	3/30/2017	WD	Q	I	01
GRANTOR: HENSIEK LEVI D &					
GRANTEE: SAMUELSON FRANCIS J					
1628/1514	6/19/2009	WD	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: HENSIEK LEVI D & BR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009]	W16	FSP=[YR=2012]	N10	W25	S10	E25\$	W33	S45			
FGR=[YR=2009]	S20	E21	N22	W3	S2W18\$	E18	N2	E3	S2	E9	
FOP=[YR=2009]	S5	E10	N5	W3	N2	W4	S2	W3\$	E3	N2	E4
N45\$.											