LOT 8
IN OR 1787/1534
ROSES BLUFF SUB PB 7/110

HYERS LAURA L COLCORD/HYERS DANNY E JR
97006 COBBLER CT
YULEE, FL 32097

**2023**

**42-3N-28-1870-0008-0000**

## BUILDING CHARACTERISTICS

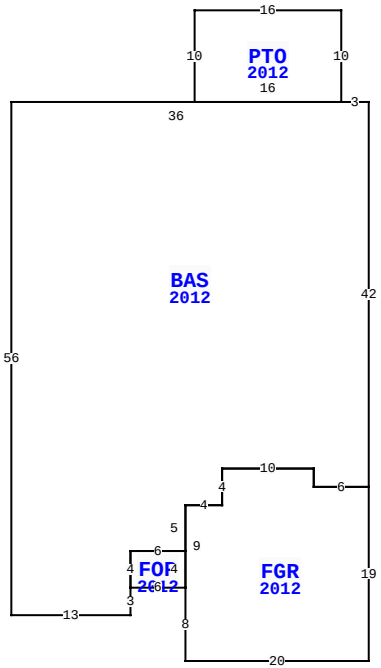
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4063.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,850 | 100 | 1,850 | 208,591 |
| FGR | 392 | 55 | 216 | 24,354 |
| FOP | 24 | 30 | 7 | 789 |
| PTO | 160 | 5 | 8 | 902 |
| TOTALS | 2,426 | | 2,081 | 234,635 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,081 | 99.5778 | 118.25 | 246,078 | 2012 | 2012 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SNGL FAM – 100% - 2013 Heated Area: 1850 HX Base Yr 2013




97006 COBBLER CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,635 |
| TOTAL MARKET OB/XF VALUE | | 4,519 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 314,154 |
| SOH/AGL Deduction | | 151,980 |
| ASSESSED VALUE | | 162,174 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 112,174 |
| TOTAL JUST VALUE | | 314,154 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 256,109 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C25414 | CO ISSUED | 0 | 03/26/2012 |
| E24498 | NEW CONSTR | 0 | 01/01/2012 |
| M16838 | H/AC | 0 | 01/01/2012 |
| P15568 | NEW CONSTR | 0 | 01/01/2012 |
| B25414 | NEW CONSTR | 203,972 | 12/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1937/1880 | 8/27/2014 | QC | U | I | 11 | 100 |
| GRANTOR: DRH ENERGY INC | | | | | | |
| GRANTEE: COLCORD LAURA L & H | | | | | | |
| 1787/1534 | 4/05/2012 | WD | Q | I | 01 | 165,400 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: COLCORD LAURA L & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W3 PTO=[YR=2012] N10 W16 S10 E16$ W36 S56 E13 N3 FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4 S9$ N4 W6 S4$ N4 E6 N5 E4 N4 E10 S2 E6 N42$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,007.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 94 | 3,786 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 40 | 3 | 120.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 733 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,519

| 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 | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 02/03/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS