



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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

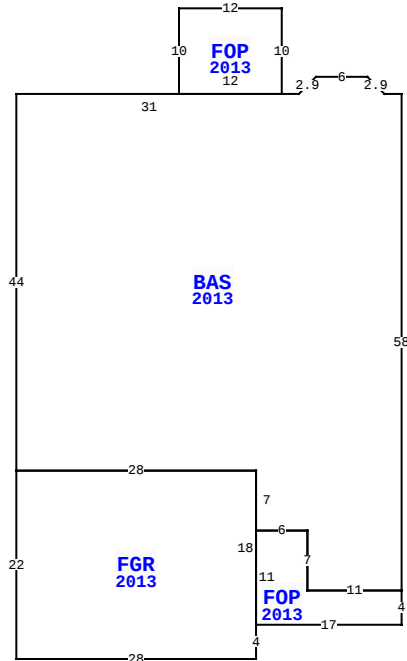
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	244,665
FGR	616	55	339	37,839
FOP	110	30	33	3,684
FOP	120	30	36	4,018
TOTALS	3,038		2,600	290,205

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0 100	0	0	1,145.00	SF	5.20	5.20	100	2013	2013	3	95	5,656	

LAND DESCRIPTION			TOTAL OB/XF 9,016													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,600	98.0640	116.45	302,770	2013	2013	0	0
1 SNGL FAM - 100% - 0					Heated Area: 2192		HX Base Yr		



97005 COBBLER CT, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	06/15/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					290,205				
TOTAL MARKET OB/XF VALUE					9,016				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					374,221				
SOH/AGL Deduction					104,193				
ASSESSED VALUE					270,028				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					220,028				
TOTAL JUST VALUE					374,221				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					312,108				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326940	CO ISSUED	0	07/29/2013
P1316465	NEW CONSTR	0	05/01/2013
B1326940	NEW CONSTR	0	04/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/0477	5/08/2020	WD	Q	I	01	280,000
GRANTOR:HODGE RONALD & AMY						
GRANTEE:WILLIAMSON ANTHONY						
1871/0379	7/31/2013	SW	Q	I	01	198,100
GRANTOR:D R HORTON INC-JACKSO						
GRANTEE:HODGE RONALD & AMY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] N10 W12 S10 E12 \$ W31 S44 FGR=[YR=2013] S22 E28 N4 FOP=[YR=2013] E17 N4 W11 N7 W6 S11 \$ N18 W28 \$ E28 S7 E6 S7 E11 N58 \$.									