LOT 32
TIMBER CREEK PLANTATION #3
PB 7/302

WINTERS JACK B & HOLLY
77454 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0032-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

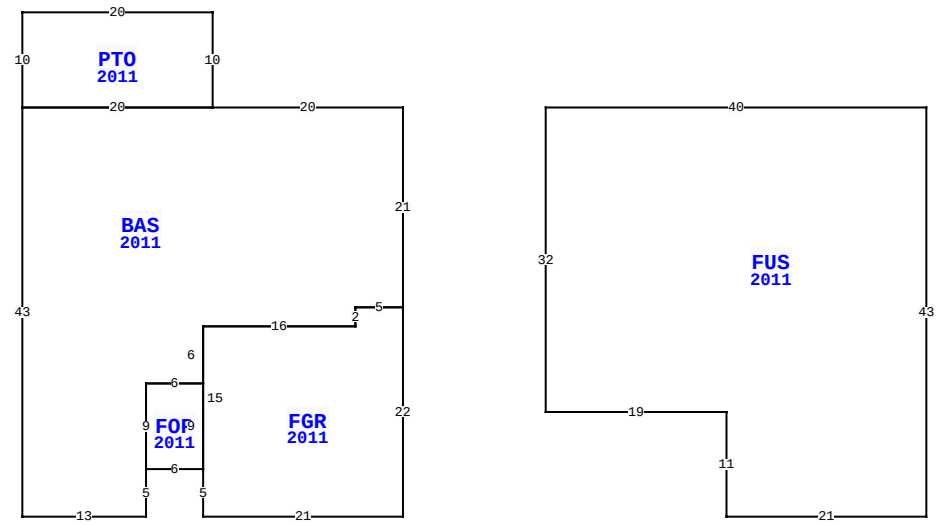
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1,206	109,329
FGR	430	55	236	21,394
FOP	54	30	16	1,450
FUS	1,511	100	1,511	136,978
PTO	200	5	10	906
TOTALS	3,401		2,979	270,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,979	101.5200	96.44	287,295	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2717 HX Base Yr 2021



77454 COBBLESTONE DR, YULEE

BLD DATE	07/25/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,057
TOTAL MARKET OB/XF VALUE		3,123
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		328,180
SOH/AGL Deduction		69,814
ASSESSED VALUE		258,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,366
TOTAL JUST VALUE		328,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-08683	REROOF	15,648	07/07/2023
M16154	H/AC	0	05/01/2011
E23446	NEW CONSTR	0	05/01/2011
B24612	NEW CONSTR	291,661	04/01/2011
P14736	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0334	12/09/2020	WD	Q	I	01	299,000
GRANTOR: FOLTZER LOUIS L IV &						
GRANTEE: WINTERS JACK B & HO						
2042/1771	4/26/2016	SW	U	I	18	184,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: FOLTZER LOUIS L IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 PTO=[YR=2011] N10 W20 S10 E20$ W20 S43 E13 N5 FOP=[YR=2011] E6 FGR=[YR=2011] S5 E21 N22 W5 S2 W16 S15$ N9 W6 S9$ N9 E6 N6 E16 N2 E5 N21$ PTR= E15 FUS=[YR=2011] E40 S43 W21 N11 W19 N32$ W15$.

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	604.00	SF	5.20	5.20	100	2011	2011	3	92	2,890	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2011	2011	3	92	233	

LAND DESCRIPTION

TOTAL OB/XF 3,123

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS