

LOT 63
IN OR 2247/322
TIMBER CREEK PLANTATION #3

BURKETT ANDREW
77102 COBBLESTONE DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0063-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	16	WD FR STUC 20		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	05	HOT WATER 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	1,645	100	1,645	178,595
FGR	400	55	220	23,885
FOP	63	30	19	2,063
FOP	160	30	48	5,211
TOTALS	2,268		1,932	209,754

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	119.1680	113.21	218,722	2014	2014	0	0	0	4.10	95.90
1 SINGLE FAM - 100% - 2015												
Heated Area: 1645												
HX Base Yr 2015												
77102 COBBLESTONE DR, YULEE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY										PAGE 1 of 1			4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										209,754			
TOTAL MARKET OB/XF VALUE										5,286			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										270,040			
SOH/AGL Deduction										78,105			
ASSESSED VALUE										191,935			
TOTAL EXEMPTION VALUE					HX HB					50,000			
BASE TAXABLE VALUE										141,935			
TOTAL JUST VALUE										270,040			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										260,593			
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