LOT 65
TIMBER CREEK PLANTATION #3
PB 7/302

MOBLEY DOMETRE & CHARDAE
77124 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

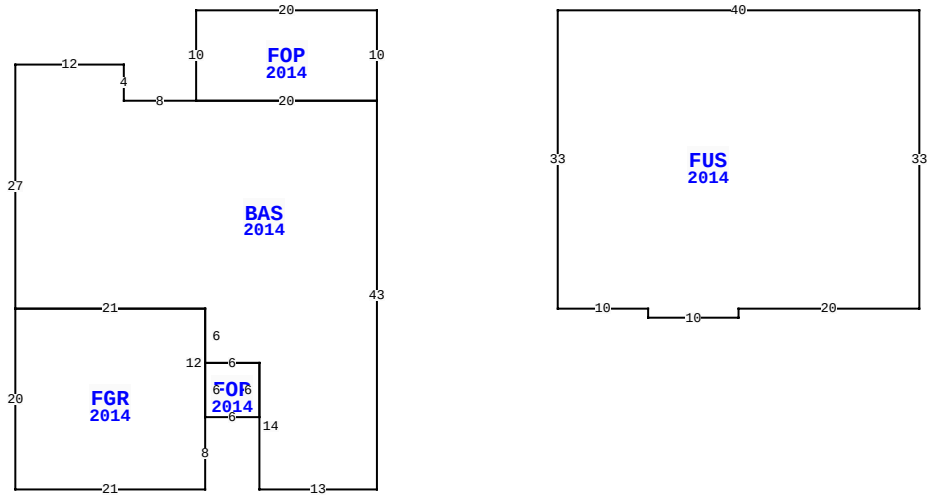
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,264	100	1,264	115,387
FGR	420	55	231	21,087
FOP	36	30	11	1,004
FOP	200	30	60	5,477
FUS	1,330	100	1,330	121,412
TOTALS	3,250		2,896	264,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,896	100.2040	95.19	275,670	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 0% - 2024 Heated Area: 2594 HX Base Yr



77124 COBBLESTONE DR, YULEE

BLD DATE		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	264,368
TOTAL MARKET OB/XF VALUE	3,903
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	323,271
SOH/AGL Deduction	0
ASSESSED VALUE	323,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,271
TOTAL JUST VALUE	323,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327964	CO ISSUED	0	09/09/2014
B1327964	NEW CONSTR	293,853	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1231	2/26/2024	WD	Q	I	01	410,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MOBLEY DOMETRE & CH						
2679/1688	11/15/2023	WD	U	I	37	372,100
GRANTOR: CAICEDO OLMAN V & NIK						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W20 S10 BAS=[YR=2014] W8 N4 W12 S27 FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E6 N6 W6 S6$ N12 W21$ E21 S6 E6 S14 E13 N43 W20$ E20 N10$ PTR=E20 FUS=[YR=2014] E40 S33 W20 S1 W10 N1 W10 N33$ W20$.

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	0810	CONCRETE A	0	0	0	0	632.00	SF	6.50	6.50	100	2014	2014	3	95	3,903	

LAND DESCRIPTION

TOTAL OB/XF 3,903

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

REVIEW DATE 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS