LOT 66
TIMBER CREEK PLANTATION #3
PB 7/302

FRAZIER ARTHUR K & JERRICA L
77136 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0066-0000

BUILDING CHARACTERISTICS

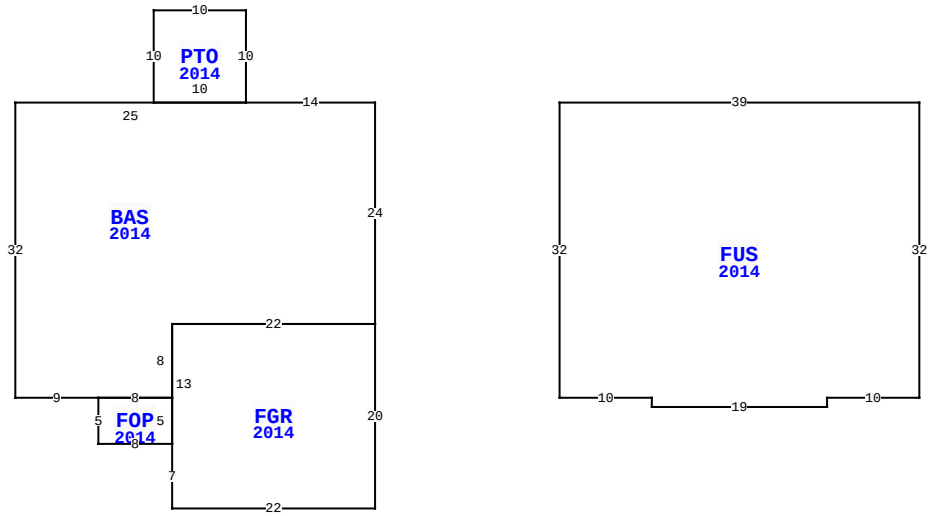
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,072	100	1,072	101,355
FGR	440	55	242	22,881
FOP	40	30	12	1,134
FUS	1,267	100	1,267	119,793
PTO	100	5	5	473
TOTALS	2,919		2,598	245,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	103.7760	98.59	256,137	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2339 HX Base Yr 2022



77136 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,635
TOTAL MARKET OB/XF VALUE		9,835
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,470
SOH/AGL Deduction		75,610
ASSESSED VALUE		234,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,860
TOTAL JUST VALUE		310,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428620	CO ISSUED	0	09/15/2014
B1428620	NEW CONSTR	252,807	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1446	2/25/2020	WD	Q	I	01	262,000
GRANTOR: DUNN RYAN T & KRISTA						
GRANTEE: FRAZIER ARTHUR K &						
2175/1566	2/05/2018	WD	Q	I	01	240,000
GRANTOR: LARSON MICHAEL A & AM						
GRANTEE: ZIELLNSKI KRISTA RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 PTO=[YR=2014] N10 W10 S10 E10$ W25 S32 E9 FOP=[YR=2014] S5 E8 FGR=[YR=2014] S7 E22 N20 W22 S13$ N5 W8$ E8 N8 E22 N24$ PTR=E20 FUS=[YR=2014] E39 S32 W10 S1 W19 N1 W10 N32$ 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	100	0	0	700.00	SF	6.50	6.50	100	2014	2014	3	95	4,323	
2	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2014	2014	3	87	5,512	

LAND DESCRIPTION

TOTAL OB/XF 9,835

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

REVIEW DATE 04/28/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS