LOT 67
IN OR 1940/53
TIMBER CREEK PLANTATION #3

PHIPPS ANDREW J/GOOD JACQUILYN D
77148 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

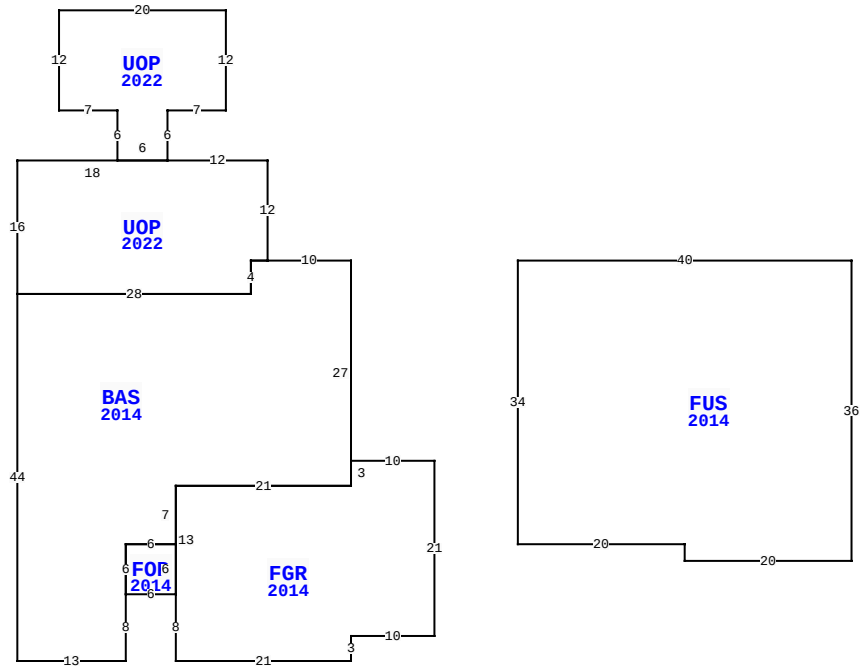
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,283	100	1,283	114,636
FGR	651	55	358	31,987
FOP	36	30	11	983
FUS	1,400	100	1,400	125,090
UOP	276	20	55	4,914
UOP	472	20	94	8,399
TOTALS	4,118		3,201	286,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,201	98.0720	93.17	298,237	2014	2014	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2024 Heated Area: 2683 HX Base Yr



77148 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		286,009
TOTAL MARKET OB/XF VALUE		8,326
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,335
SOH/AGL Deduction		95,788
ASSESSED VALUE		253,547
TOTAL EXEMPTION VALUE	13	253,547
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006783	ADDITION	8,800	05/02/2022
21016644	ADDITION	16,287	12/01/2021
B1428875	CO ISSUED	0	09/29/2014
B1428875	NEW CONSTR	293,624	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2650/508	6/05/2023	WD	Q	I	01	439,000
GRANTOR: BENITEZ AYALA CARLOS						
GRANTEE: PHIBBS ANDREW J						
1940/0053	9/29/2014	SW	Q	I	01	195,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BENITEZ AYALA CARLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 UOP=[YR=2022] N12 W12 UOP=[YR=2022] N6 E7 N12 W20 S12 E7 S6 E6$ W18 S16 E28 N4 E2$ W2 S4 W28 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N3 E10 N21 W10 S3 W21 S13$N6 W6 S6$ N6 E6 N7 E21 N27$ PTR= E20 FUS=[YR=2014] E40 S36 W20 N2 W20N34$ 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	0811	CONCRETE B	0	100	0	0	1,123.00	SF	5.20	5.20	100	2014	2014	3	95	5,548	
2	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2017	2017	3	92	2,502	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,326

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS