

BRAZAUSKAS JOHN R JR/KOZIAR ERICA J
77194 COBBLESTONE DR
YULEE, FL 32097

11-2N-26-2052-0071-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
AVERAGE 70

Exterior Wall

16
WD FR STUC 30

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

5
5 100

Bathrooms

3
3 100

Frame Stories

02
WOOD FRAME 100

Units

2.
2. 100

Occupancy

00
NONE 100

Quality

03
Quality Level 03

DOR CODE

0100
SINGLE FAMILY

MAP NUM

MKT AREA
05

NEIGHBORHOOD/LOC

5005.00

TOTALS

3,330
3,029
267,327

EXTRA FEATURES

L N 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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,029 97.4280 92.56 280,364 2013 2013 0 0 4.65 95.35

1 SINGLE FAM - 100% - 2015 Heated Area: 2792 HX Base Yr 2015

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 267,327

TOTAL MARKET OB/XF VALUE 3,972

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 326,299

SOH/AGL Deduction 140,420

ASSESSED VALUE 185,879

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 135,879

TOTAL JUST VALUE 326,299

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 314,301

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE

1858/1267 5/14/2013 WD Q I 01 185,100

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: BRAZAUSKAS JOHN R J

1731/1512 3/31/2011 WD U I 30 1,920,000

GRANTOR: TIMBER CREEK II LLC

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

FUS=[YR=2013;ORIG=15,0] E40 S32 W19 S11 W21 N43 \$
BAS=[YR=2013;ORIG=0,0] W29 N5 W11 S27 E2 S2 E19 S6 E7 S13 E12 N43 \$
FGR=[YR=2013;ORIG=-40,22] S21 E21 N8 N11 W19 N2 W2 \$
PTO=[YR=2013;ORIG=0,0] N10 W10 S10 E10 \$
FOP=[YR=2013;ORIG=-19,35] E7 N5 W7 S5 \$
PTR=[ORIG=0,0] E15 W15 \$
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BUILDING DIMENSIONS

FUS=[YR=2013;ORIG=15,0] E40 S32 W19 S11 W21 N43 \$
BAS=[YR=2013;ORIG=0,0] W29 N5 W11 S27 E2 S2 E19 S6 E7 S13 E12 N43 \$
FGR=[YR=2013;ORIG=-40,22] S21 E21 N8 N11 W19 N2 W2 \$
PTO=[YR=2013;ORIG=0,0] N10 W10 S10 E10 \$
FOP=[YR=2013;ORIG=-19,35] E7 N5 W7 S5 \$
PTR=[ORIG=0,0] E15 W15 \$
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77194 COBBLESTONE DR, YULEE

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

TOTAL OB/XF 3,972

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