

LOT 75
TIMBER CREEK PLANTATION #3
PB 7/302

FOSE BRIAN JAMES & MEGAN E
77244 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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	

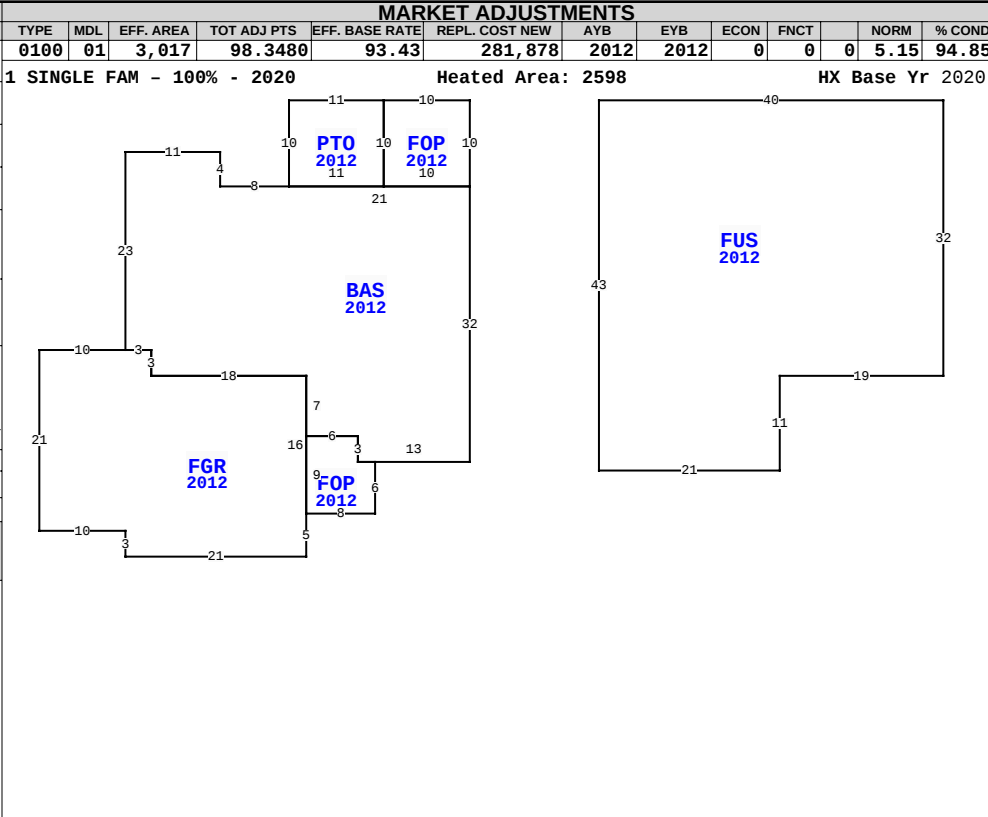
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100	1,087	96,328
FGR	660	55	363	32,168
FOP	66	30	20	1,773
FOP	100	30	30	2,659
FUS	1,511	100	1,511	133,903
PTO	110	5	6	532

TOTALS	3,534		3,017	267,361
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,054.00	SF	4.00
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	596.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 08/09/2022 BY KBA



77244 COBBLESTONE DR, YULEE	BLD DATE	11/09/2012	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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
1	0812	CONCRETE C	0	100	0	0	1,054.00	SF	4.00	4.00	100	2012	2012	3	93	3,921	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2012	2012	3	93	236	
3	0462	ST/AL FNC	0	100	0	0	596.00	SF	10.00	10.00	100	2016	2016	3	81	4,828	

TOTAL OB/XF										8,985							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										267,361							
TOTAL MARKET OB/XF VALUE										8,985							
TOTAL LAND VALUE - MARKET										55,000							
TOTAL MARKET VALUE										331,346							
SOH/AGL Deduction										109,362							
ASSESSED VALUE										221,984							
TOTAL EXEMPTION VALUE										50,000							
BASE TAXABLE VALUE										171,984							
TOTAL JUST VALUE										331,346							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										319,544							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226389	CO ISSUED	0	11/13/2012
B26389	NEW CONSTR	290,346	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/1266	6/06/2019	WD	Q	I	01	265,000	
GRANTOR: KOWALIK JEREMY J & BR							
GRANTEE: FOSE BRIAN JAMES &							
1825/0700	11/12/2012	WD	Q	I	02	188,800	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: KOWALIK JEREMY J &							

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2012] W10 PTO=[YR=2012] W11 S10 BAS=[YR=2012] W8 N4 W11 S23 FGR=[YR=2012] W10 S21 E10 S3 E21 N5 FOP=[YR=2012] E8 N6 W2 N3 W6 S9\$ N16 W18 N3 W3\$ E3 S3 E18 S7 E6 S3 E13 N32 W21\$ E11 N10\$ S10 E10 N10\$ PTR= E15 FUS=[YR=2012] E40 S32 W19 S11 W21 N43\$ W15\$.