LOT 77
TIMBER CREEK PLANTATION #3
PB 7/302

CASSIDY WILLIAM RAYMOND III & KAILA MARIA ARANAS
77266 COBBLESTONE DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0077-0000

BUILDING CHARACTERISTICS

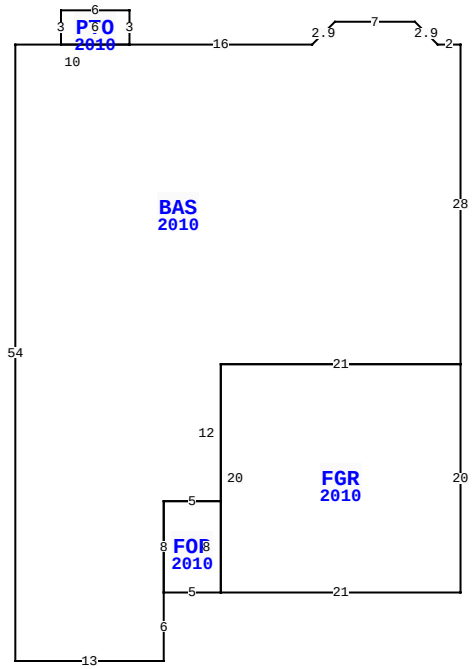
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,508	100	1,508	145,064
FGR	420	55	231	22,222
FOP	40	30	12	1,154
PTO	18	5	1	97
TOTALS	1,986		1,752	168,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	107.9000	102.50	179,580	2010	2010	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1508 HX Base Yr 2021



77266 COBBLESTONE DR, YULEE

BLD DATE	12/08/2010 KK	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		168,536
TOTAL MARKET OB/XF VALUE		8,663
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		232,199
SOH/AGL Deduction		55,322
ASSESSED VALUE		176,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,877
TOTAL JUST VALUE		232,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23719	CO ISSUED	0	09/01/2010
E22779	NEW CONSTR	0	07/01/2010
M15493	H/AC	0	07/01/2010
P14342	NEW CONSTR	0	06/01/2010
B23719	NEW CONSTR	163,725	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1042	5/22/2020	WD	Q	I	01	214,000
GRANTOR: PALMER RICHARD P & EM						
GRANTEE: CASSIDY WILLIAM RAY						
1737/0271	4/28/2011	WD	Q	I	01	130,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PALMER RICHARD P &						

BUILDING NOTES

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	693.00	SF	5.20	5.20	100	2010	2010	3	91	3,279	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2010	2010	3	91	142	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2015	2015	3	78	5,242	

BUILDING DIMENSIONS

BAS=[YR=2010] W2 U2 L2 W7 D2 L2 W16 PTO=[YR=2010] N3 W6 S3 E6$ W10 S54 E13 N6 FOP=[YR=2010] E5 FGR=[YR=2010] E21 N20 W21 S20$ N8 W5 S8$ N8 E5 N12 E21 N28$.

LAND DESCRIPTION

TOTAL OB/XF 8,663

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	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							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS