LOT 82
TIMBER CREEK PLANTATION #3
PB 7/302

SN TAMPA LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2024

11-2N-26-2052-0082-0000

BUILDING CHARACTERISTICS

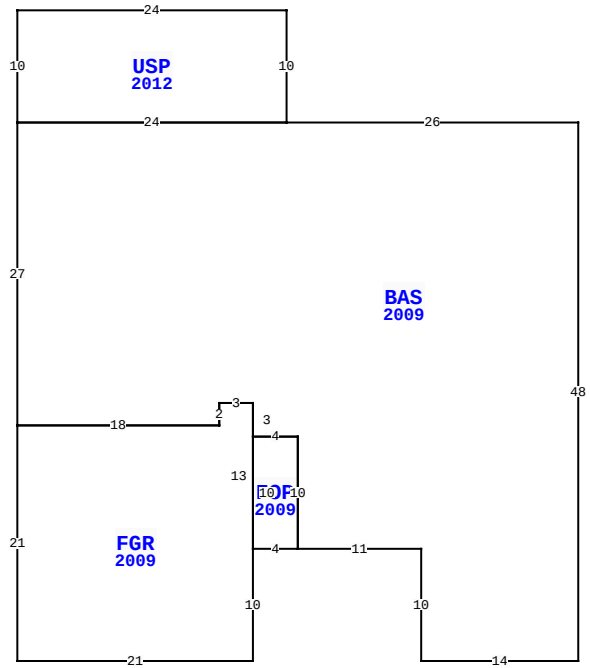
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,763	100	1,763	171,308
FGR	447	55	246	23,903
FOP	40	30	12	1,166
USP	240	30	72	6,996
TOTALS	2,490		2,093	203,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	109.5640	104.09	217,860	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 1763 HX Base Yr



77336 COBBLESTONE DR, YULEE

BLD DATE	12/22/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,372
TOTAL MARKET OB/XF VALUE	3,143
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,515
SOH/AGL Deduction	2,821
ASSESSED VALUE	258,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,694
TOTAL JUST VALUE	261,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23802	ADDITION	4,498	07/01/2010
C0922918	CO ISSUED	0	12/22/2009
E22203	ELEC OTHER	0	11/01/2009
M14909	H/AC	0	11/01/2009
P0913966	OTHER	0	10/01/2009
B0922918	NEW CONSTR	163,944	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2503/1663	10/08/2021	WD	Q	I	01	291,000
GRANTOR: ARCHER FRANCIS M & QU						
GRANTEE: SN TAMPA LLC						
2062/1195	8/02/2016	SW	Q	I	01	183,900
GRANTOR: TGM PROPERTIES INC						
GRANTEE: ARCHER FRANCIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 USP=[YR=2012] N10 W24 S10 E24$ W24 S27 FGR=[YR=2009] S21 E21 N10 FOP=[YR=2009] E4 N10 W4 S10 $ N13 W3 S2 W18$ E18 N2 E3 S3 E4 S10 E11 S10 E14 N48$.

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	0	0	0	604.00	SF	5.20	5.20	100	2009	2009	3	90	2,827	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2009	2009	3	90	316	

LAND DESCRIPTION

TOTAL OB/XF 3,143

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	0	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