LOT 85
IN OR 1595/946
TIMBER CREEK PLANTATION #3

JACKSON LISA/MADDOX DEMETRIS
77396 COBBLESTONE DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

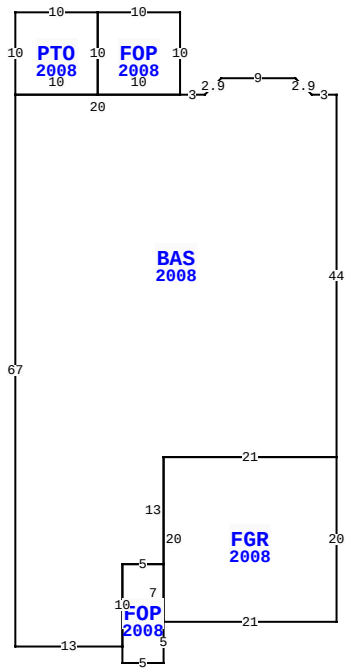
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,102	100	2,102	190,603
FGR	420	55	231	20,946
FOP	60	30	18	1,632
FOP	100	30	30	2,721
PTO	100	5	5	453
TOTALS	2,782		2,386	216,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	102.8020	97.66	233,017	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2009 Heated Area: 2102 HX Base Yr 2009



77396 COBBLESTONE DR, YULEE

BLD DATE	02/13/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,356
TOTAL MARKET OB/XF VALUE		3,412
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,768
SOH/AGL Deduction		115,778
ASSESSED VALUE		158,990
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,990
TOTAL JUST VALUE		274,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21750	CO ISSUED	1,500	11/20/2008
E21204	ELEC OTHER	1,500	09/01/2008
M14109	MECH OTHER	0	09/01/2008
R11449	REPAIR/RRF	2,000	08/01/2008
B21750	NEW CONSTR	1,500	08/01/2008
P13406	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1595/0946	12/03/2008	WD	Q	I		195,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JACKSON LISA & DEME						
1576/0161	7/10/2008	WD	U	V	19	180,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 U2 L2 W9 D2 L2 W3 FOP=[YR=2008] N10 W10 PTO=[YR=2008] W10 S10 E10 N10$ S10 E10$ W20 S67 E13 FOP=[YR=2008] S2 E5 N5 FGR=[YR=2008] E21 N20 W21 S20$ N7 W5 S10$ N10 E5 N13 E21 N44$.

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	711.00	SF	5.20	5.20	100	2008	2008	3	89	3,291	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2008	2008	3	89	121	

LAND DESCRIPTION

TOTAL OB/XF 3,412

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 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