LOT 87
TIMBER CREEK PLANTATION #3
PB 7/302

DAMARISCOTTA HOLDINGS LLC
19 STRATHMORE DRIVE
ARDEN, NC 28704

2024

11-2N-26-2052-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

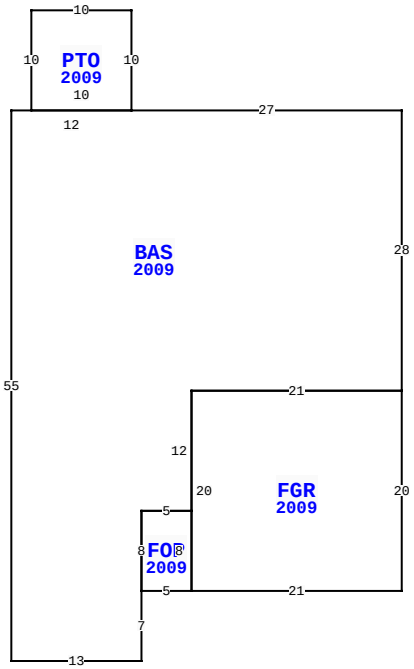
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,503	100	1,503	143,813
FGR	420	55	231	22,103
FOP	40	30	12	1,148
PTO	100	5	5	479
TOTALS	2,063		1,751	167,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	107.9000	102.50	179,478	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1503 HX Base Yr



77420 COBBLESTONE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,543
TOTAL MARKET OB/XF VALUE	5,664
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	228,207
SOH/AGL Deduction	0
ASSESSED VALUE	228,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,207
TOTAL JUST VALUE	228,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306256	ROOF - REPAIRS	2,895	05/15/2023
E22016	ELEC OTHER	1,500	08/01/2009
M14752	MECH OTHER	0	08/01/2009
P13869	OTHER	0	08/01/2009
C0922712	CO ISSUED	0	07/01/2009
B22712	NEW CONSTR	132,726	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/668	3/21/2024	WD	U	I	11	100
GRANTOR: PALMA MALLORCA HOLDIN						
GRANTEE: DAMARISCOTTA HOLDIN						
2573/0139	6/21/2022	WD	U	I	11	100
GRANTOR: LOCKHART JAMES W & SY						
GRANTEE: PALMA MALLORCA HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W27 PTO=[YR=2009] N10 W10 S10 E10$ W12 S55 E13 N7 FOP=[YR=2009] E5 FGR=[YR=2009] E21 N20 W21 S20$ N8 W5 S8$ N8 E5 N12 E21 N28$.

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	780.00	SF	5.20	5.20	100	2009	2009	3	90	3,650	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2009	2009	3	90	140	
3	0462	ST/AL FNC	0	0	0	0	264.00	SF	10.00	10.00	100	2013	2013	3	71	1,874	

LAND DESCRIPTION

TOTAL OB/XF 5,664

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 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