

LOT 187
TIMBER CREEK PLANTATION #3
PB 7/302

ASHE KEVIN & LEEANNE
77021 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0187-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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	2.5	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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	985	92,488
FGR	445	55	245	23,004
FOP	40	30	12	1,127
FUS	1,178	100	1,178	110,611
PTO	200	5	10	939
TOTALS	2,848		2,430	228,170

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	614.00	SF	5.20	5.20	100	2011	2011	3	92	2,937	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	92	287	
3	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2019	2019	3	95	1,216	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
5	0911	SCRN RM A	0	100	20	10	200.00	SF	17.50	17.50	100	2022	2022	3	97	3,395	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,430	104.7620	99.52	241,834	2011	2011	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2022 Heated Area: 2163 HX Base Yr 2022											
77021 COBBLESTONE DR, YULEE											

BLD DATE	07/26/2011	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		228,170	
TOTAL MARKET OB/XF VALUE		8,405	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		291,575	
SOH/AGL Deduction		51,304	
ASSESSED VALUE		240,271	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		190,271	
TOTAL JUST VALUE		291,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001472	ADDITION	5,988	01/25/2022
C24153	CO ISSUED	0	02/14/2011
E23137	NEW CONSTR	0	12/01/2010
M15827	H/AC	0	12/01/2010
P14541	NEW CONSTR	0	12/01/2010
B24153	NEW CONSTR	233,217	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1126	10/08/2021	WD	Q	I	01	318,000
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: ASHE KEVIN & LEEANN						
2504/0434	10/08/2021	WD	U	I	11	100
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: ASHE KEVIN & LEEANN						

BUILDING NOTES		

BUILDING DIMENSIONS		
PTO=[YR=2011]	W20 S10 BAS=[YR=2011]	W18 S31 E9
FOP=[YR=2011]	S5 E8 FGR=[YR=2011]	S7 E21 N25 W5 S5 W16 S13\$
N5 W8\$ E8 N8 E16 N5 E5 N18 W20\$ E20 N10\$ PTR=E15		
FUS=[YR=2011]	E38 S31 W38 N31\$ W15\$.	