

LOT 194
IN OR 1766/1887
TIMBER CREEK PLANTATION #3

DAVIS RYAN C & AMY CATHERINE S
77117 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0194-0000



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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

NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	109,163
FGR	426	55	234	20,435
FOP	36	30	11	960
FUS	1,511	100	1,511	131,956
USP	200	30	60	5,240

TOTALS 3,423 3,066 267,755

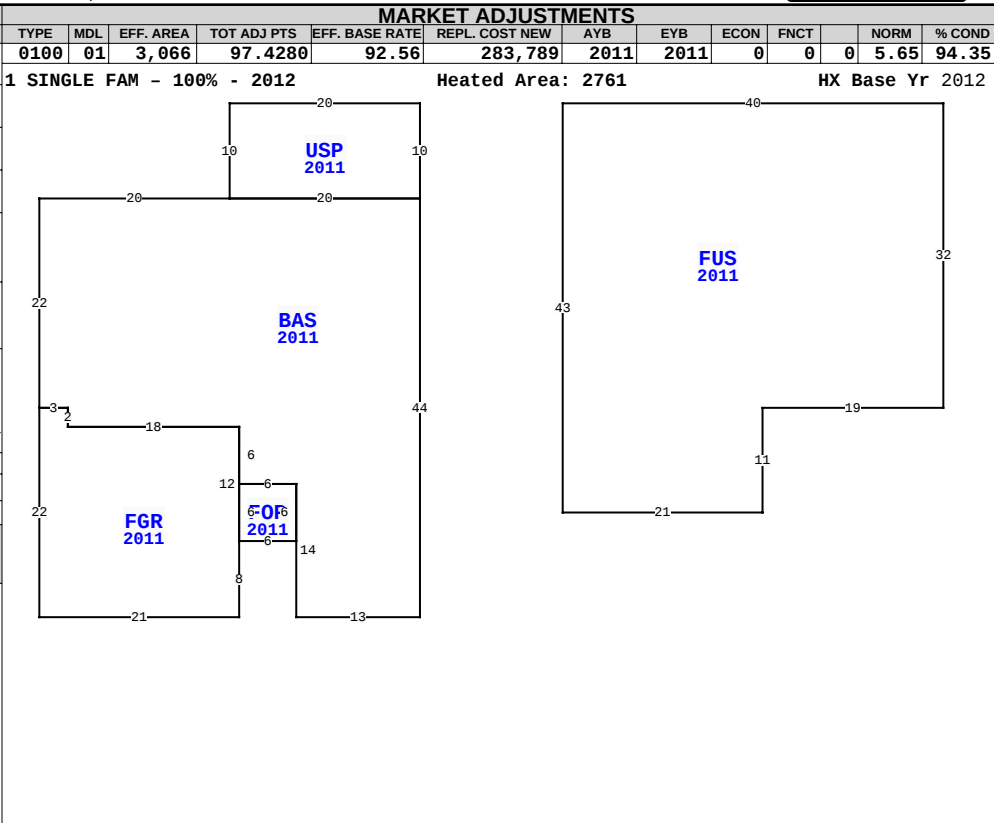
EXTRA FEATURES

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	599.00	SF	5.20	5.20	100	2011	2011	3	92	2,866	
2	0810	CONCRETE A	0 100	17 3	599.00	SF	6.50	6.50	100	2011	2011	3	92	3,582	
3	0810	CONCRETE A	0 100	3 3	9.00	SF	6.50	6.50	100	2011	2011	3	92	54	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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 05/10/2022 BY KBA



77117 COBBLESTONE DR, YULEE

BLD DATE	11/30/2011	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 6,502

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,755
TOTAL MARKET OB/XF VALUE		6,502
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,257
SOH/AGL Deduction		138,825
ASSESSED VALUE		190,432
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,432
TOTAL JUST VALUE		329,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25160	CO ISSUED	0	11/29/2011
E23893	NEW CONSTR	0	10/01/2011
M16610	H/AC	0	10/01/2011
P14998	NEW CONSTR	0	09/01/2011
B25160	NEW CONSTR	293,875	09/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1766/1887	11/29/2011	WD	Q	I	02
					SALE PRICE
					164,900

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: DAVIS RYAN C & AMY

1731/1512 3/31/2011 WD U I 30 1,920,000

GRANTOR: TIMBER CREEK II LLC

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S22 FGR=[YR=2011] S22 E21 N8 FOP=[YR=2011] E6 N6 W6 S6\$ N12W18 N2 W3\$ E3 S2 E18 S6 E6 S14 E13 N44 W20\$ E20 N10\$ PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43\$W15\$.

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