LOT 198
IN OR 1797/1052
TIMBER CREEK PLANTATION #3

JACOBS CAROLYN
77157 COBBLESTONE DR
YULEE, FL 32097-0645

2024

11-2N-26-2052-0198-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

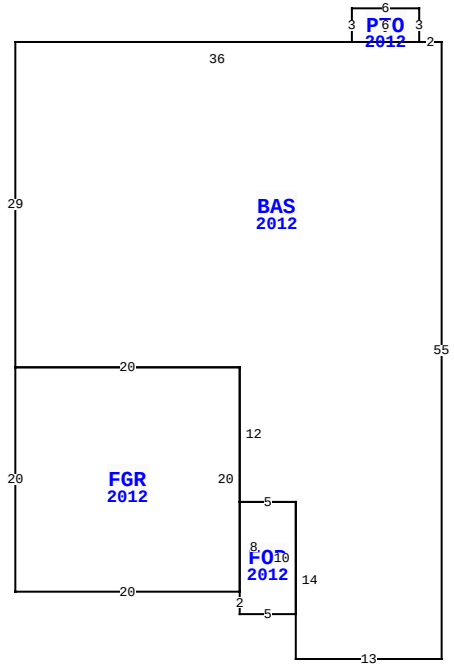
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,500	100	1,500	149,475
FGR	400	55	220	21,923
FOP	50	30	15	1,495
PTO	18	5	1	99
TOTALS	1,968		1,736	172,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	111.0000	105.45	183,061	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1500 HX Base Yr 2015



77157 COBBLESTONE DR, YULEE

BLD DATE	07/31/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,993
TOTAL MARKET OB/XF VALUE		4,504
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		232,497
SOH/AGL Deduction		85,025
ASSESSED VALUE		147,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,472
TOTAL JUST VALUE		232,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25850	NEW CONSTR	0	06/04/2012
E24949	NEW CONSTR	0	04/01/2012
M17075	H/AC	0	04/01/2012
P15816	NEW CONSTR	0	03/01/2012
B25850	NEW CONSTR	221,714	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/1052	6/12/2012	WD	Q	I	02	140,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JACOBS CAROLYN						
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

BAS=[YR=2012] W2 PTO=[YR=2012] N3 W6 S3 E6$ W36 S29
FGR=[YR=2012] S20 E20 FOP=[YR=2012] S2 E5 N10 W5 S8$ N20 W20$ E20 S12 E5 S14 E13 N55$.

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	728.00	SF	5.20	5.20	100	2012	2012	3	93	3,521	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2012	2012	3	93	163	
3	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	6.50	100	2017	2017	3	97	820	

LAND DESCRIPTION

TOTAL OB/XF 4,504

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	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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS