LOT 209
IN OR 1753/1457
TIMBER CREEK PLANTATION #3

CARDONA JOSEPH F & BRUNILDA
77235 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0209-0000

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 60
Interior Floo	11	CLAY TILE 40
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

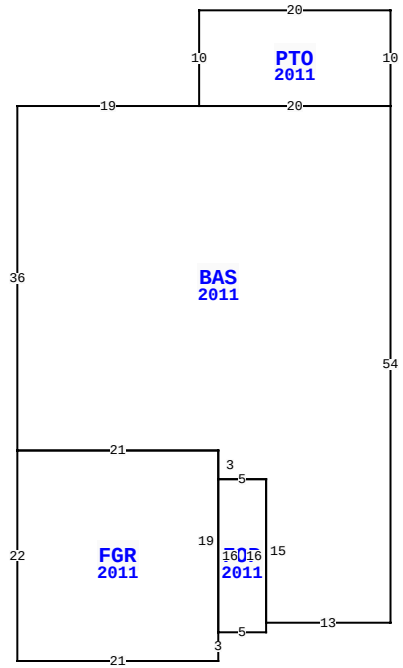
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100	1,653	165,202
FGR	462	55	254	25,385
FOP	80	30	24	2,399
PTO	200	5	10	999
TOTALS	2,395		1,941	193,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	111.9160	106.32	206,367	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1653 HX Base Yr 2014



77235 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,985
TOTAL MARKET OB/XF VALUE		5,432
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		254,417
SOH/AGL Deduction		102,064
ASSESSED VALUE		152,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,353
TOTAL JUST VALUE		254,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000831	10 X 26 _ SCRN EN	8,346	01/23/2024
C24693	CO ISSUED	0	08/09/2011
M16286	H/AC	0	06/01/2011
P14788	NEW CONSTR	0	05/01/2011
B24693	NEW CONSTR	191,669	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1753/1457	8/09/2011	WD	Q	I	02	162,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CARDONA JOSEPH F &						
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

PTO=[YR=2011] W20 S10 BAS=[YR=2011] W19 S36 FGR=[YR=2011] S22 E21 N3 FOP=[YR=2011] E5 N16 W5 S16$ N19 W21$ E21 S3 E5 S15 E13 N54 W20 $ E20 N10$.

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	618.00	SF	5.20	5.20	100	2011	2011	3	92	2,957	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2011	2011	3	92	197	
3	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2015	2015	3	89	2,278	

LAND DESCRIPTION

TOTAL OB/XF 5,432

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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS