LOT 211
TIMBER CREEK PLANTATION #3
PB 7/302

LUCAS PROPERTY ENTERPRISES LLC
9020 RANCHO DEL RIO DRIVE SUIT
NEW PORT RICHEY, FL 34655

2024

11-2N-26-2052-0211-0000

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	11	CLAY TILE 30
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

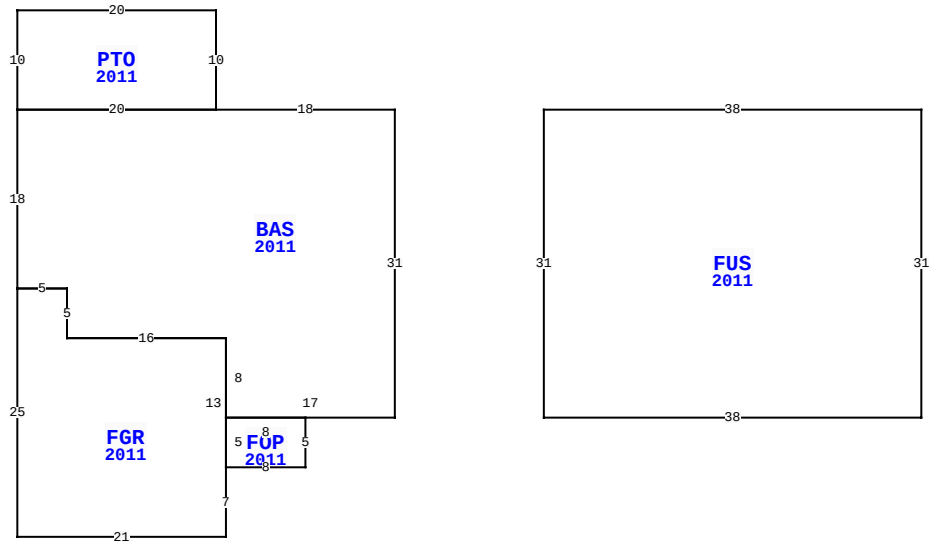
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	985	97,321
FGR	445	55	245	24,207
FOP	40	30	12	1,185
FUS	1,178	100	1,178	116,391
PTO	200	5	10	988
TOTALS	2,848		2,430	240,092

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	110.6420	105.11	255,417	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 2163 HX Base Yr



77257 COBBLESTONE DR, YULEE

BLD DATE	08/02/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,092
TOTAL MARKET OB/XF VALUE	3,177
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	298,269
SOH/AGL Deduction	37,155
ASSESSED VALUE	261,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,114
TOTAL JUST VALUE	298,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24418	CO ISSUED	0	05/18/2011
B24418	NEW CONSTR	233,410	03/01/2011
M16002	H/AC	0	03/01/2011
P14674	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/265	1/05/2024	WD	Q	I	01	345,000
GRANTOR: HENSLEY MARK ANTHONY						
GRANTEE: LUCAS PROPERTY ENTE						
1952/0222	12/10/2014	WD	Q	I	02	188,000
GRANTOR: ATKINS DREW H & NICHO						
GRANTEE: HENSLEY MARK ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ W15$.

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	604.00	SF	5.20	5.20	100	2011	2011	3	92	2,890	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	92	287	

LAND DESCRIPTION

TOTAL OB/XF 3,177

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	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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS