LOT 212
TIMBER CREEK PLANTATION #3
PB 7/302

CRUM GRETCHEN & STEVEN R JR
77267 COBBLESTONE DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0212-0000

BUILDING CHARACTERISTICS

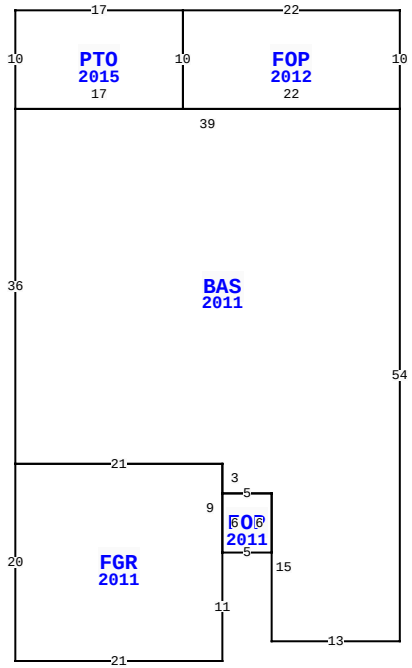
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	160,453
FGR	420	55	231	22,422
FOP	30	30	9	874
FOP	220	30	66	6,406
PTO	170	5	8	777
TOTALS	2,493		1,967	190,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	108.2900	102.88	202,365	2011	2011	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1653 HX Base Yr 2022



77267 COBBLESTONE DR, YULEE

BLD DATE	08/18/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,931
TOTAL MARKET OB/XF VALUE		35,406
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,337
SOH/AGL Deduction		41,828
ASSESSED VALUE		239,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,509
TOTAL JUST VALUE		281,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005905	REPAIR/RRF	34,951	04/18/2022
B1632560	XFOB	22,320	06/01/2016
B1531040	SWIM POOL	30,000	08/01/2015
C24611	CO ISSUED	0	07/08/2011
E23477	NEW CONSTR	0	05/01/2011
M16186	H/AC	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0919	7/09/2021	WD	Q	I	02	331,300
GRANTOR: HARRIS CURTIS & TRUDI						
GRANTEE: CRUM GRETCHEN & STE						
2170/1751	1/12/2018	WD	Q	I	01	225,000
GRANTOR: LIBERIO BARRY & WENDY						
GRANTEE: HARRIS CURTIS & TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W22 PTO=[YR=2015] W17 S10 BAS=[YR=2011] S36
FGR=[YR=2011] S20 E21 N11 FOP=[YR=2011] E5 N6 W5 S6$ N9 W21$
E21 S3 E5 S15 E13 N54 W39 $ E17 N10$ S10 E22 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	597.00	SF	5.20	5.20	100	2011	2011	3	92	2,856	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2011	2011	3	92	538	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2011	2011	3	92	54	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2015	2015	3	78	19,094	
5	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2015	2015	3	95	4,674	
6	0910	SCRN RM L	0	100	0	0	780.00	SF	15.00	15.00	100	2015	2015	3	70	8,190	

LAND DESCRIPTION

TOTAL OB/XF 35,406

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 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