

BERTERA HEATHER
77277 COBBLESTONE DR
YULEE, FL 32097

11-2N-26-2052-0213-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	16	WD FR STUC 20		
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		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		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	1,380	100	1,380	120,398
FGR	468	55	257	22,422
FOP	40	30	12	1,047
FUS	1,292	100	1,292	112,721
PTO	250	5	12	1,047
TOTALS	3,430		2,953	257,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,953	98.3240	93.41	275,840	2009	2009		0	0	6.60	93.40

1 SINGLE FAM - 100% - 2020
Heated Area: 2672
HX Base Yr 2020

Diagram showing building footprint and area calculations:

Basement (BAS) 2009: 27' x 51' = 1,380 sq ft

First Floor (FGR) 2009: 18' x 14' = 252 sq ft

FOP 2009: 3' x 4' = 12 sq ft

FUS 2009: 18' x 17' = 306 sq ft

PTO 2009: 25' x 5' = 125 sq ft

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,635	
TOTAL MARKET OB/XF VALUE		3,008	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		315,643	
SOH/AGL Deduction		113,238	
ASSESSED VALUE		202,405	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		152,405	
TOTAL JUST VALUE		315,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,106	

PERMIT NUM DESCRIPTION AMT ISSUED

B240003391	PATIO COVER ON EX	12,037	03/25/2024
C22724	CO ISSUED	0	11/01/2009
E22097	ELEC OTHER	1,500	09/01/2009
M14815	MECH OTHER	0	09/01/2009
P13875	OTHER	0	08/01/2009
B22724	NEW CONSTR	222,882	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0400	7/27/2020	WD	U	I	11	97,600

GRANTOR: BERTERA HEATHER & BEN

GRANTEE: BERTERA HEATHER

2313/1424	10/07/2019	WD	Q	I	02	246,500
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GRANTOR: SALEREAL ESTATE CAPIT

GRANTEE: BERTERA HEATHER & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 S2 PTO=[YR=2009] W25 S10 E25 N10\$ S10 W25 S27 FGR=[YR=2009] S22 E21 N5 FOP=[YR=2009] E8 N5 W8 S5\$ N19 W3 S2 W18\$ E18 N2 E3 S14 E17 N51\$ PTR=E15 FUS=[YR=2009] E38 S34 W38 N34\$ W15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

3,008

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