

LOT 216
TIMBER CREEK PLANTATION #3
PB 7/302

HAWBAKER CODY & CARA
77309 COBBLESTONE DR
YULEE, FL 32097

2024

11-2N-26-2052-0216-0000



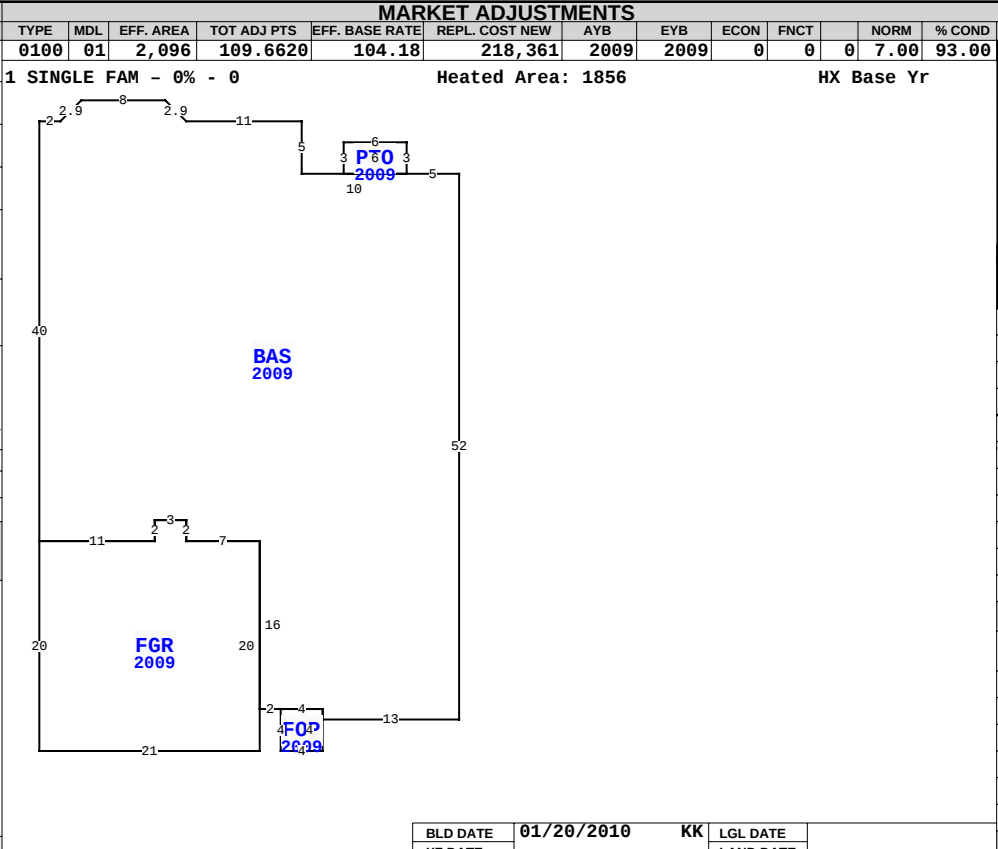
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,856	100	1,856	179,823
FGR	426	55	234	22,672
FOP	16	30	5	485
PTO	18	5	1	97
TOTALS	2,316		2,096	203,076

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	638.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



77309 COBBLESTONE DR, YULEE	BLD DATE 01/20/2010	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,179											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		203,076	
TOTAL MARKET OB/XF VALUE		3,179	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		261,255	
SOH/AGL Deduction		34,875	
ASSESSED VALUE		226,380	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		226,380	
TOTAL JUST VALUE		261,255	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,171	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22629	CO ISSUED	0	09/22/2009
E21964	ELEC OTHER	1,500	07/01/2009
M14702	MECH OTHER	0	07/01/2009
P13833	OTHER	0	07/01/2009
B22629	NEW CONSTR	152,592	07/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2168/0344	12/28/2017	QC	U	I	11
GRANTOR: HAWBAKER CODY R					
GRANTEE: HAWBAKER CODY & CAR					
1643/1571	10/08/2009	WD	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: HAWBAKER CODY R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W5 PT0=[YR=2009] N3 W6 S3 E6\$ W10 N5 W11 U2 L2 W8 D2 L2 W2 S40 FGR=[YR=2009] S20 E21 N20 W7 N2 W3 S2 W11\$ E11 N2 E3 S2 E7 S16 E2 FOP=[YR=2009] S4 E4 N4 W4\$ E4 S1 E13 N52\$.											