LOT 218
IN OR 1623/1579
TIMBER CREEK PLANTATION #3

HEYWARD WENDELL & PATRICIA A
77331 COBBLESTONE DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

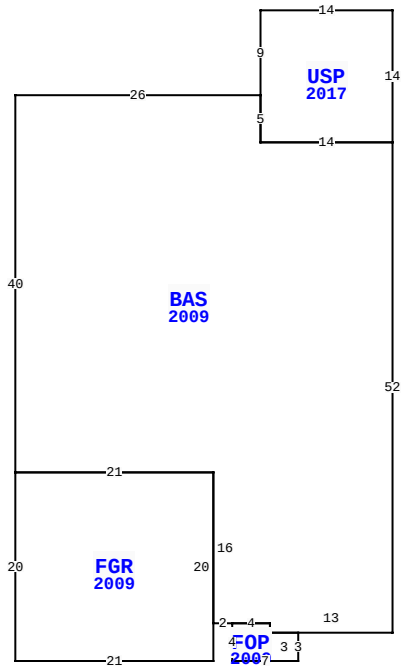
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,847	100	1,847	175,856
FGR	420	55	231	21,994
FOP	25	30	8	762
USP	196	30	59	5,617
TOTALS	2,488		2,145	204,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	107.3100	101.94	218,661	2009	2009	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2010 Heated Area: 1847 HX Base Yr 2010



77331 COBBLESTONE DR, YULEE

BLD DATE	08/03/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,229
TOTAL MARKET OB/XF VALUE		2,998
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,227
SOH/AGL Deduction		111,592
ASSESSED VALUE		150,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,635
TOTAL JUST VALUE		262,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007400	ADDITION	4,775	12/01/2017
C22266	CO ISSUED	0	05/18/2009
E21632	ELEC OTHER	1,500	03/01/2009
M14403	MECH OTHER	0	03/01/2009
P13670	OTHER	0	02/01/2009
R11749	REPAIR/RRF	2,000	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1623/1579	5/26/2009	WD	Q	I	01	172,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HEYWARD WENDELL & P						
1602/0898	1/23/2009	WD	U	V	19	40,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JAX LLC						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W14 S9 BAS=[YR=2009] W26 S40 FGR=[YR=2009] S20 E21 N20 W21$ E21 S16 E2 FOP=[YR=2009] S4 E7 N3 W3 N1 W4$ E4S1 E13 N52 W14 N5$ S5 E14 N14$.

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	603.00	SF	5.20	5.20	100	2009	2009	3	90	2,822	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2009	2009	3	90	176	

LAND DESCRIPTION

TOTAL OB/XF 2,998

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS