

LOT 222  
TIMBER CREEK PLANTATION #3  
PB 7/302

GRAHAM RICHARD A JR & KELLY A  
77367 COBBLESTONE DR  
YULEE, FL 32097

2024

11-2N-26-2052-0222-0000



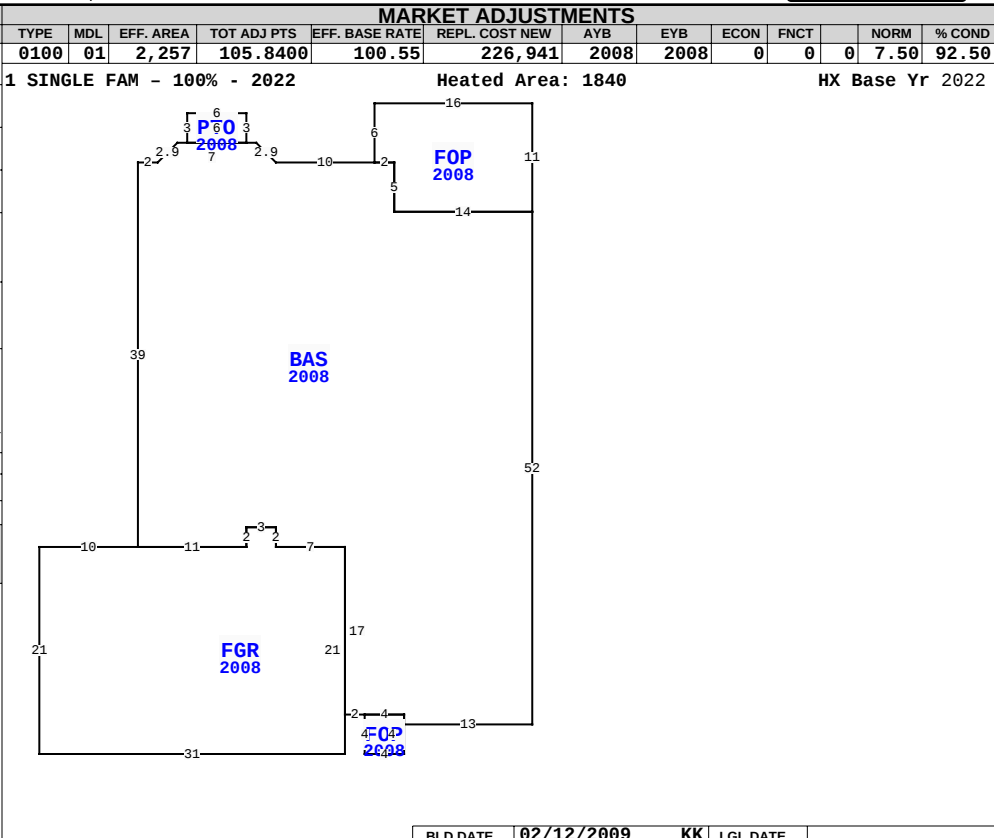
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 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       | 1,840            | 100         | 1,840        | 171,136              |
| FGR       | 657              | 55          | 361          | 33,577               |
| FOP       | 16               | 30          | 5            | 465                  |
| FOP       | 166              | 30          | 50           | 4,651                |
| PTO       | 18               | 5           | 1            | 93                   |
| TOTALS    | 2,697            |             | 2,257        | 209,920              |

| EXTRA FEATURES |            |             |         |    |   |        |    |       |                |
|----------------|------------|-------------|---------|----|---|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 832.00 | SF | 5.20  | 5.20           |
| 2              | 0810       | CONCRETE A  | 0 100   | 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        |



|                             |                     |    |           |  |
|-----------------------------|---------------------|----|-----------|--|
| 77367 COBBLESTONE DR, YULEE | BLD DATE 02/12/2009 | KK | LGL DATE  |  |
|                             | XF DATE             |    | LAND DATE |  |
|                             | INC DATE            |    | AG DATE   |  |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 209,920     |        |
| TOTAL MARKET OB/XF VALUE  |  | 4,041       |        |
| TOTAL LAND VALUE - MARKET |  | 55,000      |        |
| TOTAL MARKET VALUE        |  | 268,961     |        |
| SOH/AGL Deduction         |  | 36,103      |        |
| ASSESSED VALUE            |  | 232,858     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 182,858     |        |
| TOTAL JUST VALUE          |  | 268,961     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 259,585     |        |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| B240004364 | 12*37 SCREEN ENCL | 20,000  | 04/17/2024 |
| C21789     | CO ISSUED         | 176,088 | 11/25/2008 |
| E21246     | ELEC OTHER        | 1,500   | 09/01/2008 |
| M14138     | MECH OTHER        | 0       | 09/01/2008 |
| C21789     | CO ISSUED         | 176,088 | 08/01/2008 |
| R11474     | REPAIR/RRF        | 2,000   | 08/01/2008 |

| SALES DATA                     |            |           |         |        |            |
|--------------------------------|------------|-----------|---------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / V I | RSN CD | SALE PRICE |
| 2430/0234                      | 1/21/2021  | SW Q      | I       | 02     | 255,000    |
| GRANTOR: SPH PROPERTY THREE LL |            |           |         |        |            |
| GRANTEE: GRAHAM RICHARD A JR   |            |           |         |        |            |
| 2418/0008                      | 12/16/2020 | WD Q      | I       | 01     | 235,800    |
| GRANTOR: DAVID STEVEN          |            |           |         |        |            |
| GRANTEE: SPH PROPERTY THREE    |            |           |         |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2008] W16 S6 BAS=[YR=2008] W10 U2 L2 W1             |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2008] N3 W6 S3 E6\$ W7 D2 L2 W2 S39 FGR=[YR=2008]   |  |  |  |  |  |  |  |  |  |
| W10 S21 E31 N21 W7 N2 W3 S2 W11\$ E11 N2 E3 S2 E7 S17 E2    |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2008] S4 E4 N4 W4\$ E4 S1 E13 N52 W14 N5 W2\$ E2 S5 |  |  |  |  |  |  |  |  |  |
| E14 N11\$.                                                  |  |  |  |  |  |  |  |  |  |