

LOT 8
IN OR 1787/1534
ROSES BLUFF SUB PB 7/110

HYERS LAURA L COLCORD/HYERS DANNY E JR
97006 COBBLER CT
YULEE, FL 32097

2024

42-3N-28-1870-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	218,411
FGR	392	55	216	25,501
FOP	24	30	7	826
PTO	160	5	8	945
TOTALS	2,426		2,081	245,682

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,007.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	40	3	120.00	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	100	0003	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,081	99.5778	124.47	259,022	2012	2012	0	0	5.15	94.85
1 SNGL FAM - 100% - 2013 Heated Area: 1850 HX Base Yr 2013											
97006 COBBLER CT, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,682	
TOTAL MARKET OB/XF VALUE		4,471	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		325,153	
SOH/AGL Deduction		158,114	
ASSESSED VALUE		167,039	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		117,039	
TOTAL JUST VALUE		325,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,154	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25414	CO ISSUED	0	03/26/2012
E24498	NEW CONSTR	0	01/01/2012
M16838	H/AC	0	01/01/2012
P15568	NEW CONSTR	0	01/01/2012
B25414	NEW CONSTR	203,972	12/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1937/1880	8/27/2014	QC	U	I	11
GRANTOR: DRH ENERGY INC					
GRANTEE: COLCORD LAURA L & H					
1787/1534	4/05/2012	WD	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: COLCORD LAURA L & D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W3 PTO=[YR=2012] N10 W16 S10 E16\$ W36 S56 E13 N3 FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4 S9\$ N4 W6 S4\$ N4 E6 N5 E4 N4 E10 S2 E6 N42\$.											