LOT 9
ROSES BLUFF SUB PB 7/110

JOHNSON CEDRIC/
97002 COBBLER COURT
YULEE, FL 32097

2024

42-3N-28-1870-0009-0000

BUILDING CHARACTERISTICS

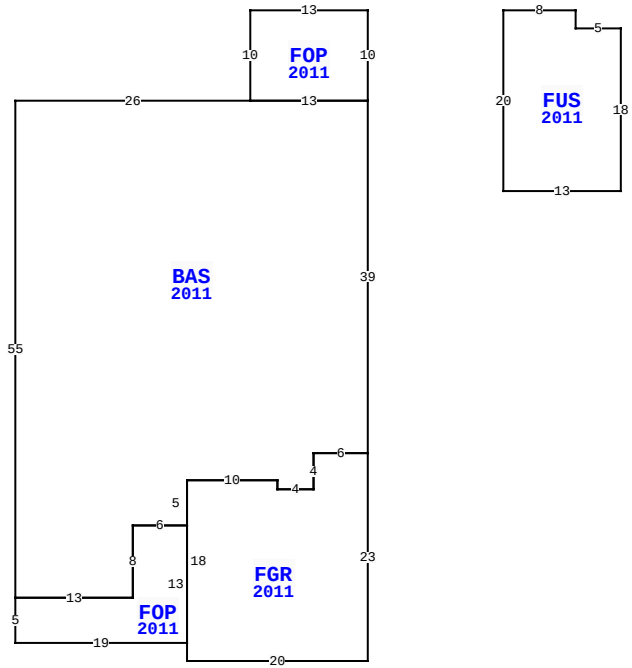
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,823	100	1,823	217,322
FGR	414	55	228	27,180
FOP	130	30	39	4,650
FOP	143	30	43	5,126
FUS	250	100	250	29,803
TOTALS	2,760		2,383	284,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,383	101.0772	126.35	301,092	2011	2011	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2021 Heated Area: 2073 HX Base Yr 2021



97002 COBBLER CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,080
TOTAL MARKET OB/XF VALUE		56,625
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,705
SOH/AGL Deduction		101,150
ASSESSED VALUE		314,555
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,555
TOTAL JUST VALUE		415,705
NCON VALUE		51,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009287	SWIM POOL	89,098	10/01/2022
C24378	CO ISSUED	0	05/25/2011
M16037	H/AC	0	03/01/2011
B24378	NEW CONSTR	230,414	02/01/2011
P14659	OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	12/11/2020	CN	Q	I	01	269,400
GRANTOR: DIAZ KEOWA & DANIEL (						
GRANTEE: JOHNSON CEDRIC						
1740/1834	5/31/2011	WD	Q	I	01	188,500
GRANTOR: D R HORTON INC						
GRANTEE: DIAZ KEOWA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W13 S10 BAS=[YR=2011] W26 S55 FOP=[YR=2011] S5 E19 FGR=[YR=2011] S2 E20 N23 W6 S4 W4 N1 W10 S18 $ N13 W6 S8 W13$ E13 N8 E6 N5 E10 S1 E4 N4 E6 N39 W13$ E13 N10$ PTR=E15 FUS=[YR=2011] E8 S2 E5 S18 W13 N20$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00	4.00	100	2011	2011	3	92	4,169	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2011	2011	3	92	592	
3	0861	POOL GUNIT	1	100	0	0	428.00	SF	85.00	85.00	100	2023	2023		100	36,380	
4	0855	CONC PAVER	1	100	0	0	532.00	SF	10.00	10.00	100	2023	2023		100	5,320	
5	0476	VF 6 SBPL	1	100	0	0	102.00	LF	32.00	32.00	100	2023	2023		100	3,264	
6	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	
7	0462	ST/AL FNC	1	100	0	0	660.00	SF	10.00	10.00	100	2023	2023		100	6,600	

LAND DESCRIPTION

TOTAL OB/XF 56,625

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	000116	C	SFR MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS