LOT 10
ROSES BLUFF SUB PB 7/110

JONES CLAYTON LEE & KIMBERLY
97003 COBBLER COURT
YULEE, FL 32097

2024

42-3N-28-1870-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

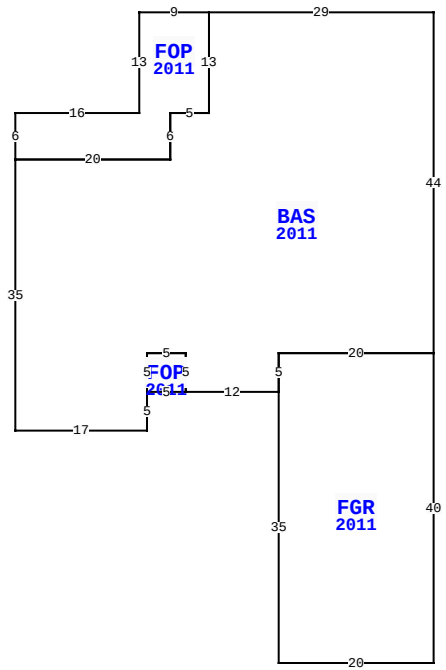
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,161	100	2,161	252,783
FGR	800	55	440	51,469
FOP	25	30	8	936
FOP	237	30	71	8,306
TOTALS	3,223		2,680	313,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	99.1872	123.98	332,266	2011	2011	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2022 Heated Area: 2161 HX Base Yr 2022



97003 COBBLER CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,493
TOTAL MARKET OB/XF VALUE		48,419
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		436,912
SOH/AGL Deduction		91,998
ASSESSED VALUE		344,914
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,914
TOTAL JUST VALUE		436,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25239	ADDITION	10,000	10/01/2011
B25073	SWIM POOL	30,000	08/01/2011
C24344	CO ISSUED	0	05/25/2011
M16005	H/AC	0	03/01/2011
B24344	NEW CONSTR	247,375	02/01/2011
E23260	ELEC OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0441	12/21/2021	WD	Q	I	01	470,000
GRANTOR: HASPEL JAMES ROBERT J						
GRANTEE: JONES CLAYTON LEE &						
2110/0088	3/24/2017	WD	Q	I	01	311,000
GRANTOR: GLASS RAYMOND & JACQU						
GRANTEE: HASPEL JAMES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W29 FOP=[YR=2011] W9 S13 W16 S6 E20 N6 E5 N13$ S13 W5 S6 W20 S35 E17 N5 FOP=[YR=2011] E5 N5 W5 S5$ N5 E5S5 E12 FGR=[YR=2011] S35 E20 N40 W20 S5$ N5 E20 N44 $.

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	1,239.00	SF	4.00	4.00	100	2011	2011	3	92	4,560	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2011	2011	3	92	126	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
4	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2011	2011	3	64	20,400	
5	0855	CONC PAVER	0	100	0	0	944.00	SF	10.00	10.00	100	2011	2011	3	92	8,685	
6	0911	SCRN RM A	0	100	0	0	1,217.00	SF	17.50	17.50	100	2011	2011	3	50	10,649	
7	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2011	2011	3	92	72	
8	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2012	2012	3	83	637	

LAND DESCRIPTION

TOTAL OB/XF 48,419

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