LOT 11
ROSES BLUFF SUB PB 7/110

WILLIAMSON ANTHONY N & ADRIANNE
97005 COBBLER CT
YULEE, FL 32097

2024

42-3N-28-1870-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

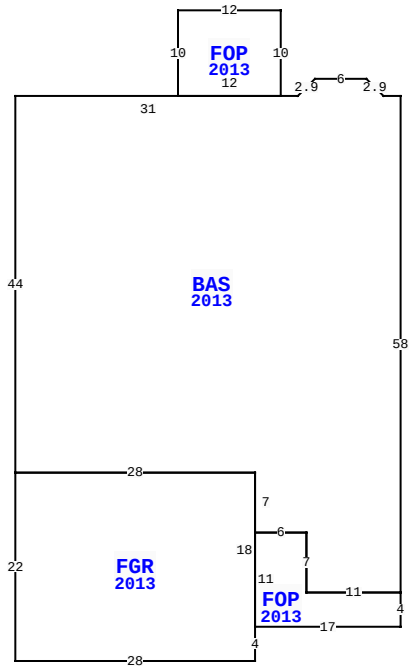
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,192	100	2,192	256,201
FGR	616	55	339	39,623
FOP	110	30	33	3,857
FOP	120	30	36	4,208
TOTALS	3,038		2,600	303,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,600	98.0640	122.58	318,708	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 0 Heated Area: 2192 HX Base Yr



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

97005 COBBLER CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,888
TOTAL MARKET OB/XF VALUE		8,957
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,845
SOH/AGL Deduction		109,716
ASSESSED VALUE		278,129
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,129
TOTAL JUST VALUE		387,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326940	CO ISSUED	0	07/29/2013
P1316465	NEW CONSTR	0	05/01/2013
B1326940	NEW CONSTR	0	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/0477	5/08/2020	WD	Q	I	01	280,000
GRANTOR: HODGE RONALD & AMY						
GRANTEE: WILLIAMSON ANTHONY						
1871/0379	7/31/2013	SW	Q	I	01	198,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HODGE RONALD & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] N10 W12 S10 E12 $ W31 S44 FGR=[YR=2013] S22 E28 N4 FOP=[YR=2013] E17 N4 W11 N7 W6 S11 $ N18 W28 $ E28 S7 E6 S7 E11 N58 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	1,145.00	SF	5.20	5.20	100	2013	2013	3	94	5,597	

LAND DESCRIPTION

TOTAL OB/XF 8,957

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		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