

LOT 60
IN OR 2209/41
TIMBER CREEK PLANTATION #3

MCGONIGAL TERRY JR & DONNA
77056 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2014	1,264	123,094
FGR	420	55	2014	231	22,495
FOP	200	30	2014	60	5,843
FOP	204	30	2014	61	5,941
FUS	1,330	100	2014	1,330	129,521

TOTALS	3,418			2,946	286,895
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	724.00	SF	6.50
2	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	656.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	201.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	10/18/2021	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	102.0840	102.08	300,728	2014	2014	0	0	0	4.60	95.40
1 SINGLE FAM - 100% - 2024												
Heated Area: 2594												
HX Base Yr												

77056 COBBLESTONE DR, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
44,656									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
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VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
286,895									
TOTAL MARKET OB/XF VALUE									
44,656									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
386,551									
SOH/AGL Deduction									
938									
ASSESSED VALUE									
385,613									
TOTAL EXEMPTION VALUE									
13									
385,613									
BASE TAXABLE VALUE									
0									
TOTAL JUST VALUE									
386,551									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
374,745									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006961	SWIM POOL	45,769	08/06/2020
B1327784	CO ISSUED	0	03/20/2014
B1327784	NEW CONSTR	292,318	10/01/2013
P14330	NEW CONSTR	0	06/01/2010
B23673	NEW CONSTR	138,460	06/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0041	7/02/2018	WD	Q	I	01	250,000
GRANTOR: DAVLIN STACYJOE M & R						
GRANTEE: MCGONIGAL TERRY JR						
1925/0987	6/30/2014	SW	Q	I	01	229,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVLIN STACYJOE M &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W12 S4 W8 FOP=[YR=2014] N10 W20 S10 E20\$ W20 S43 FOP=[YR=2014] S6 E20 N6 FGR=[YR=2014] E20 N20 W21 S20 E1\$ W1 N14 W6 S14 W13\$ E13 N14 E6 N6 E21 N27\$ PTR=E15 FUS=[YR=2014] E40 S33 W20 S1 W10 N1 W10 N33\$ W15\$.									