

LOT 61
TIMBER CREEK PLANTATION #3
PB 7/302

EZZELL PHILLIP S EST
77078 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0061-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 80	0100	01	1,860	106.4280	106.43	197,960	2013	2013	0	0	5.10	94.90	STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 0% - 2025													Heated Area: 1491													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
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	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	1,491	100	2013	1,491	150,594																								
FGR	640	55	2013	352	35,552																								
FOP	40	30	2013	12	1,212																								
PTO	100	5	2013	5	505																								
TOTALS	2,271			1,860	187,864																								
EXTRA FEATURES						77078 COBBLESTONE DR, YULEE																							
L N	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	0811	CONCRETE B	0	0	0	0	1,078.00	SF	5.20	5.20	100	2013	2013	3	93	5,213													
2	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	2017	2017	3	96	1,872													
TOTAL OB/XF 7,085																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS																													