LOT 63
IN OR 2247/322
TIMBER CREEK PLANTATION #3

BURKETT ANDREW
77102 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

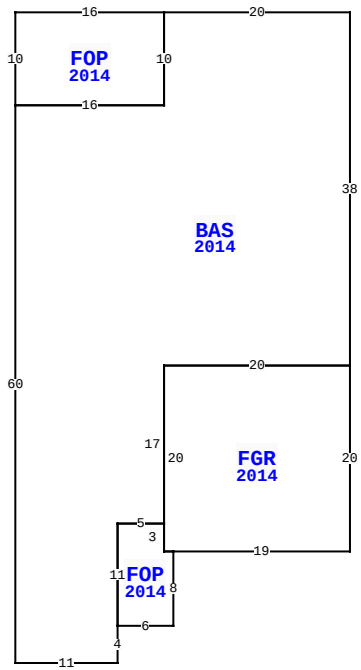
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,645	100	2014	1,645	187,017
FGR	400	55	2014	220	25,011
FOP	63	30	2014	19	2,160
FOP	160	30	2014	48	5,457
TOTALS	2,268			1,932	219,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	119.1680	119.17	230,236	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1645 HX Base Yr 2015



77102 COBBLESTONE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,645
TOTAL MARKET OB/XF VALUE		5,230
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,875
SOH/AGL Deduction		82,374
ASSESSED VALUE		197,501
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,779
TOTAL JUST VALUE		279,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0322	12/11/2018	QC	U	I	11	83,000
GRANTOR: BURKETT ANDREW & TARV						
GRANTEE: BURKETT ANDREW						
1916/1200	4/24/2014	SW	Q	I	02	177,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BURKETT ANDREW & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W16 S10 E16 N10$ S10 W16 S60 E11 N4 FOP=[YR=2014] E6 N8 FGR=[YR=2014] E19 N20 W20 S20 E1$ W1 N3 W5 S11$ N11 E5 N17 E20 N38$.

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	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50	6.50	100	2014	2014	3	94	5,230	

LAND DESCRIPTION

TOTAL OB/XF 5,230

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS