

LOT 65
TIMBER CREEK PLANTATION #3
PB 7/302

MOBLEY DOMETRE & CHARDAE
77124 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2014	1,264	120,827
FGR	420	55	2014	231	22,081
FOP	36	30	2014	11	1,051
FOP	200	30	2014	60	5,735
FUS	1,330	100	2014	1,330	127,136
TOTALS	3,250			2,896	276,831

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	100	0	0		6.50	6.50	100	2014	2014	3	94	3,862	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,896	100.2040	100.20	290,179	2014	2014	0	0	0	4.60	95.40
1 SINGLE FAM - 100% - 2025												
Heated Area: 2594												
HX Base Yr 2025												

77124 COBBLESTONE DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	276,831		
TOTAL MARKET OB/XF VALUE	3,862		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	335,693		
SOH/AGL Deduction	0		
ASSESSED VALUE	335,693		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	284,971		
TOTAL JUST VALUE	335,693		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	323,271		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327964	CO ISSUED	0	09/09/2014
B1327964	NEW CONSTR	293,853	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1231	2/26/2024	WD	Q	I	01	410,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MOBLEY DOMETRE & CH						
2679/1688	11/15/2023	WD	U	I	37	372,100
GRANTOR: CAICEDO OLMAN V & NIK						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2014] W20 S10 BAS=[YR=2014] W8 N4 W12 S27																
FGR=[YR=2014] S20 E21 N8 FOP=[YR=2014] E6 N6 W6 S6\$ N12 W21\$																
E21 S6 E6 S14 E13 N43 W20\$ E20 N10\$ PTR=E20 FUS=[YR=2014] E40																
S33 W20 S1 W10 N1 W10 N33\$ W20\$.																