

LOT 67
IN OR 1940/53
TIMBER CREEK PLANTATION #3

PHIPPS ANDREW J/GOOD JACQUILYN D
77148 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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

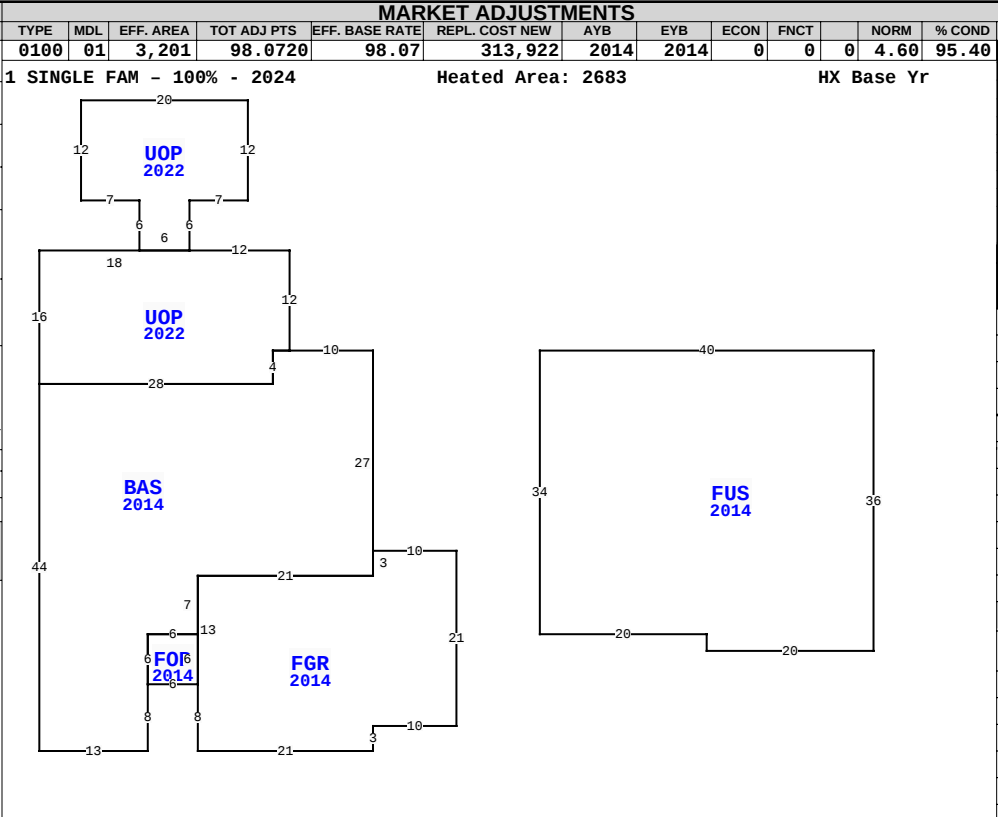
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100	2014	1,283	120,036
FGR	651	55	2014	358	33,494
FOP	36	30	2014	11	1,029
FUS	1,400	100	2014	1,400	130,982
UOP	276	20	2022	55	5,146
UOP	472	20	2022	94	8,795

TOTALS	4,118			3,201	299,482
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,123.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00



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

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	100	0	0	1,123.00	SF	5.20	5.20	100	2014	2014	3	94	5,489	
2	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2017	2017	3	90	2,448	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION										TOTAL OB/XF										8,207	
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					
REVIEW DATE		01/06/2023		BY		KWA		Total Acres: 0.00		Total Land Value: 55,000		Market: 0		Agricultural: 0							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		299,482	
TOTAL MARKET OB/XF VALUE		8,207	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		362,689	
SOH/AGL Deduction		101,789	
ASSESSED VALUE		260,900	
TOTAL EXEMPTION VALUE		13	260,900
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		362,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006783	ADDITION	8,800	05/02/2022
21016644	ADDITION	16,287	12/01/2021
B1428875	CO ISSUED	0	09/29/2014
B1428875	NEW CONSTR	293,624	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/508	6/05/2023	WD	Q	I	01	439,000
GRANTOR: BENITEZ AYALA CARLOS						
GRANTEE: PHIBBS ANDREW J						
1940/0053	9/29/2014	SW	Q	I	01	195,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BENITEZ AYALA CARLO						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2014] W10 UOP=[YR=2022] N12 W12 UOP=[YR=2022] N6 E7 N12 W20 S12 E7 S6 E6\$ W18 S16 E28 N4 E2\$ W2 S4 W28 S44 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S8 E21 N3 E10 N21 W10 S3 W21 S13\$N6 W6 S6\$ N6 E6 N7 E21 N27\$ PTR= E20 FUS=[YR=2014] E40 S36 W20 N2 W20N34\$ W20\$.									