

BRAZAUSKAS JOHN R JR/KOZIAR ERICA J
77194 COBBLESTONE DR
YULEE, FL 32097

11-2N-26-2052-0071-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo08SHT VINYL 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms5 100
Bathrooms3 100

Frame02WOOD FRAME 100
Stories2. 100
Units0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE
BAS1,28110020131,281118,380
FGR40355201322220,515
FOP3530201310924
FUS1,51110020131,511139,635
PTO100520135462
TOTALES3,3303,029279,917

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA1013,029EFF. BASE RATE97.4280REPL. COST NEWAYB2013EYB2013ECONFNCT00NORM% COND5.1594.85

SINGLE FAM - 100% - 2015Heated Area: 2792HX Base Yr 2015

FGR2013BAS2013PTO2013FUS2013

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000650.00SF6.506.50100201320133933,929

TOTAL OB/XF3,929

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE279,917
TOTAL MARKET OB/XF VALUE3,929
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE338,846
SOH/AGL Deduction147,577
ASSESSED VALUE191,269
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE140,547
TOTAL JUST VALUE338,846
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE326,299

PERMIT NUMDESCRIPTIONAMTISSUED
B1326855NEW CONSTR302,73002/01/2013

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSNCDSALE PRICE
1858/12675/14/2013WD QI01185,100
GRANTOR: KB HOME JACKSONVILLE
GRANTEE: BRAZAUSKAS JOHN R J
1731/15123/31/2011WD U I301,920,000
GRANTOR: TIMBER CREEK II LLC
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTESTOTAL OB/XF3,929

BUILDING DIMENSIONS
FUS=[YR=2013;ORIG=15,0] E40 S32 W19 S11 W21 N43 \$
BAS=[YR=2013;ORIG=0,0] W29 N5 W11 S27 E2 S2 E19 S6 E7 S13 E12 N43 \$
FGR=[YR=2013;ORIG=-40,22] S21 E21 N8 N11 W19 N2 W2 \$
PTO=[YR=2013;ORIG=0,0] N10 W10 S10 E10 \$
FOP=[YR=2013;ORIG=-19,35] E7 N5 W7 S5 \$
PTR=[ORIG=0,0] E15 W15 \$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOZONFRONTDEPTHTOT LND UTSPUNITTYDDPTH FACT% CONDTOT ADJUNIT PRICERESIDUALPRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

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