

LOT 75
TIMBER CREEK PLANTATION #3
PB 7/302

SELIGMAN CRAIG
77244 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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	1,087	100	2012	1,087	103,789
FGR	660	55	2012	363	34,660
FOP	66	30	2012	20	1,910
FOP	100	30	2012	30	2,864
FUS	1,511	100	2012	1,511	144,273
PTO	110	5	2012	6	573

TOTALS	3,534			3,017	288,069
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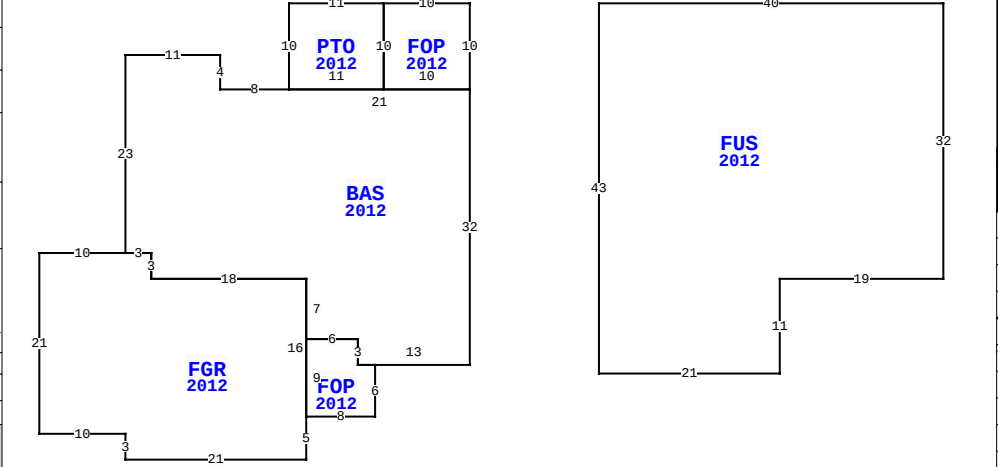
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,054.00	SF	4.00
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	596.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 08/09/2022 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,017	101.2000	101.20	305,320	2012	2012	0	0

1 SINGLE FAM - 100% - 2025 Heated Area: 2598 HX Base Yr 2025



TOTALS	3,534			3,017	288,069
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77244 COBBLESTONE DR, YULEE	BLD DATE 11/09/2012	KK	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	0812	CONCRETE C	0	100	0	0	1,054.00	SF	4.00	4.00	100	2012	2012	3	92	3,879	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2012	2012	3	92	233	
3	0462	ST/AL FNC	0	100	0	0	596.00	SF	10.00	10.00	100	2016	2016	3	78	4,649	

TOTAL OB/XF													8,761	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
03 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00				

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,069
TOTAL MARKET OB/XF VALUE		8,761
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,830
SOH/AGL Deduction		0
ASSESSED VALUE		351,830
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		301,108
TOTAL JUST VALUE		351,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226389	CO ISSUED	0	11/13/2012
B26389	NEW CONSTR	290,346	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2735/670	8/30/2024	WD	Q	I	02	377,500	
GRANTOR: FOSE BRIAN JAMES & ME							
GRANTEE: SELIGMAN CRAIG							
2280/1266	6/06/2019	WD	Q	I	01	265,000	
GRANTOR: KOWALIK JEREMY J & BR							
GRANTEE: FOSE BRIAN JAMES &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2012] W10 PTO=[YR=2012] W11 S10 BAS=[YR=2012] W8 N4 W11 S23 FGR=[YR=2012] W10 S21 E10 S3 E21 N5 FOP=[YR=2012] E8 N6 W2 N3 W6 S9\$ N16 W18 N3 W3\$ E3 S3 E18 S7 E6 S3 E13 N32 W21\$ E11 N10\$ S10 E10 N10\$ PTR= E15 FUS=[YR=2012] E40 S32 W19 S11 W21 N43\$ W15\$.									