LOT 80
IN OR 1703/176 & OR 1702/380
TIMBER CREEK PLANTATION #3

ODENTHAL JINDA LYNN/ODENTHAL RICHARD E
77300 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0080-0000

BUILDING CHARACTERISTICS

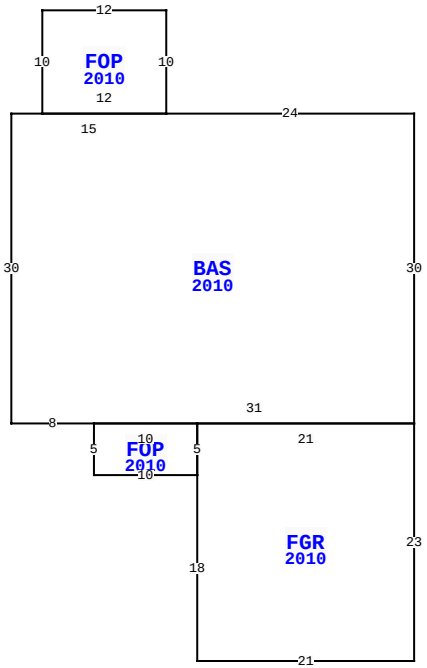
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,170	100	2010	1,170	125,058
FGR	483	55	2010	266	28,432
FOP	50	30	2010	15	1,604
FOP	120	30	2010	36	3,848
TOTALS	1,823			1,487	158,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	114.4440	114.44	170,172	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1170 HX Base Yr



77300 COBBLESTONE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,941
TOTAL MARKET OB/XF VALUE	4,107
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	218,048
SOH/AGL Deduction	4,124
ASSESSED VALUE	213,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,924
TOTAL JUST VALUE	218,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23392	CO ISSUED	0	05/24/2010
M15194	MECH OTHER	0	04/01/2010
E22555	ELEC OTHER	0	04/01/2010
B23392	NEW CONSTR	173,861	03/01/2010
P14203	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1703/0176	8/26/2010	WD	Q	I	01	143,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CAMACHO JINDA L & R						
1665/1635	2/24/2010	WD	U	V	30	160,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 FOP=[YR=2010] N10 W12 S10 E12$ W15 S30 E8 FOP=[YR=2010] S5 E10 FGR=[YR=2010] S18 E21 N23 W21 S5$ N5 W10$ E31 N30 $.

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	0	0	0	702.00	SF	6.50	6.50	100	2010	2010	3	90	4,107	

LAND DESCRIPTION

TOTAL OB/XF 4,107

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS