LOT 81
TIMBER CREEK PLANTATION #3
PB 7/302

SANTIAGO ALICIA
77318 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 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

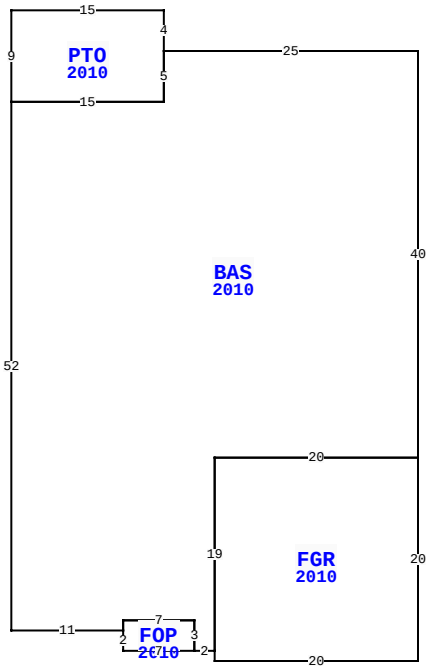
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	2010	1,862	179,980
FGR	400	55	2010	220	21,265
FOP	21	30	2010	6	580
PTO	135	5	2010	7	676
TOTALS	2,418			2,095	202,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	103.4880	103.49	216,812	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1862 HX Base Yr 2021



77318 COBBLESTONE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,502
TOTAL MARKET OB/XF VALUE		3,773
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,275
SOH/AGL Deduction		60,854
ASSESSED VALUE		200,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,699
TOTAL JUST VALUE		261,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10814	REROOF	19,000	08/01/2023
C23428	CO ISSUED	0	06/17/2010
M15196	MECH OTHER	0	04/01/2010
E22561	ELEC OTHER	0	04/01/2010
B23428	NEW CONSTR	242,622	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/0967	6/10/2020	WD	Q	I	01	196,000
GRANTOR: WELLINGTON WELDON W						
GRANTEE: SANTIAGO ALICIA						
1698/1189	8/31/2010	WD	Q	I	01	164,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WELLINGTON WELDON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 PTO=[YR=2010] N4 W15 S9 E15 N5$ S5 W15 S52 E11 FOP=[YR=2010] S2 E7 N3 W7 S1$ N1 E7 S3 E2 FGR=[YR=2010] S1 E20 N20 W20 S19$ N19 E20 N40$.

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	100	0	0	645.00	SF	6.50	6.50	100	2010	2010	3	90	3,773	

LAND DESCRIPTION

TOTAL OB/XF 3,773

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	100		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