LOT 83
IN OR 1649/1641
TIMBER CREEK PLANTATION #3

CLOSE JULIE G F
77352 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

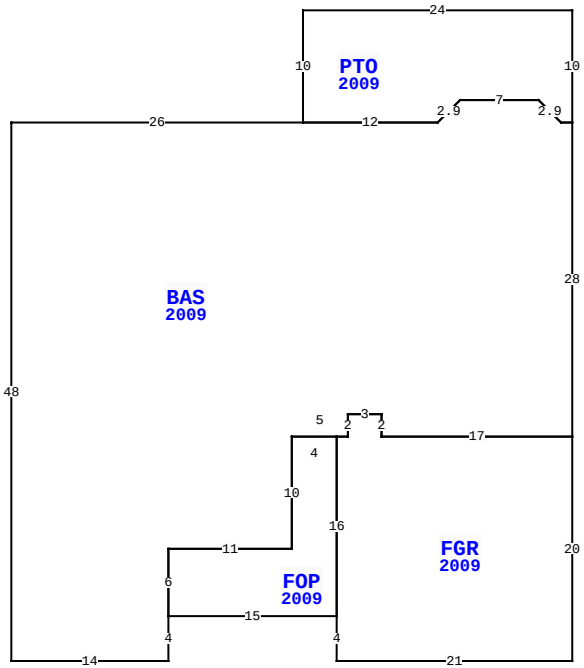
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,802	100	2009	1,802	175,280
FGR	426	55	2009	234	22,761
FOP	130	30	2009	39	3,794
PTO	222	5	2009	11	1,070
TOTALS	2,580			2,086	202,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	104.7620	104.76	218,529	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2010 Heated Area: 1802 HX Base Yr 2010



77352 COBBLESTONE DR, YULEE

BLD DATE	12/22/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,904
TOTAL MARKET OB/XF VALUE		7,427
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		265,331
SOH/AGL Deduction		111,677
ASSESSED VALUE		153,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,932
TOTAL JUST VALUE		265,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22714	CO ISSUED	0	11/01/2009
E22029	ELEC OTHER	1,500	08/01/2009
M14778	MECH OTHER	0	08/01/2009
P13885	OTHER	0	08/01/2009
B22714	NEW CONSTR	171,138	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1649/1641	11/17/2009	WD	Q	I	01	161,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CLOSE JULIE G F						
1630/1169	7/16/2009	WD	U	V	30	215,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W24 S10 BAS=[YR=2009] W26 S48 E14 N4
FOP=[YR=2009] E15 FGR=[YR=2009] S4 E21 N20 W17 N2 W3 S2 W1
S16$ N16 W4 S10 W11 S6$ N6 E11 N10 E5 N2 E3 S2 E17 N28 W1 U2
L2 W7 D2 L2 W12$ E12 U2 R2 E7 D2 R2 E1 N10$.

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	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2009	2009	3	89	2,795	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2009	2009	3	89	226	
3	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2013	2013	3	68	4,406	

LAND DESCRIPTION

TOTAL OB/XF 7,427

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS