LOT 84
IN OR 1877/973
TIMBER CREEK PLANTATION #3

WYNS ANDREW & IRENE
908 BAYLEY COURT
NEWMARKET, ON L3X-2L6

2025

11-2N-26-2052-0084-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

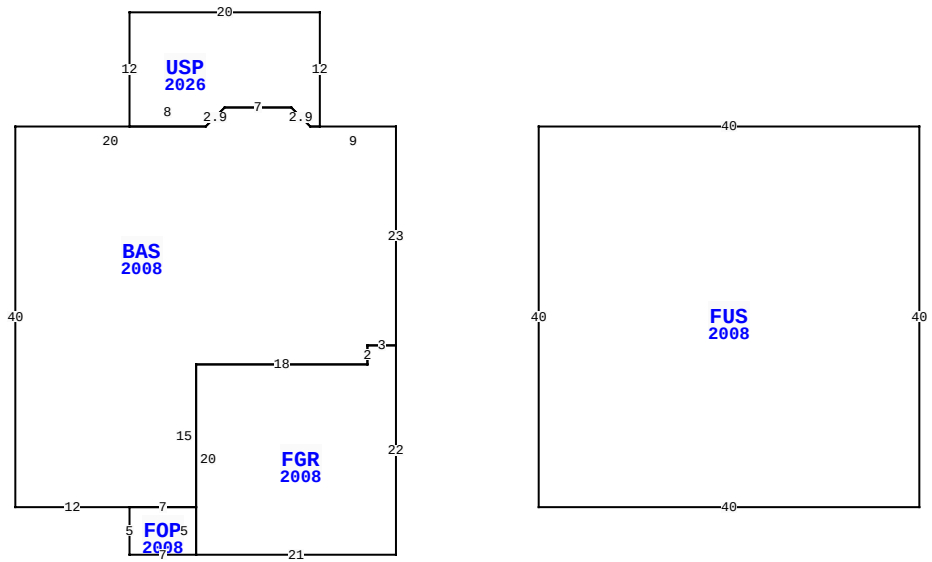
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	2008	1,297	116,364
FGR	426	55	2008	234	20,994
FOP	35	30	2008	10	897
FUS	1,600	100	2008	1,600	143,549
USP	222	30	2026	67	6,011
TOTALS	3,580			3,208	287,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,208	97.5200	97.52	312,844	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 2897 HX Base Yr



77368 COBBLESTONE DR, YULEE

BLD DATE	02/13/2009 KK	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	287,816
TOTAL MARKET OB/XF VALUE	3,089
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	345,905
SOH/AGL Deduction	40,527
ASSESSED VALUE	305,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,378
TOTAL JUST VALUE	345,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21752	CO ISSUED	0	11/20/2008
E21205	ELEC OTHER	1,500	09/01/2008
M14110	MECH OTHER	0	09/01/2008
R11450	REPAIR/RRF	2,000	08/01/2008
B21752	NEW CONSTR	0	08/01/2008
P13405	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/0973	8/02/2013	WD	Q	I	02	140,500
GRANTOR: MEBANE CASSANDRA						
GRANTEE: WYNS ANDREW & IRENE						
1595/0982	12/03/2008	WD	Q	I		210,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MEBANE CASSANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2008;ORIG=15,0] E40 S40 W40 N40 $
BAS=[YR=2008;ORIG=0,0] W9 U2L2 W7 D2L2 W20 S40 E12 E7 N15 E18 N2 E3 N23 $
FGR=[YR=2008;ORIG=-21,45] E21 N22 W3 S2 W18 S20 $
FOP=[YR=2008;ORIG=-28,40] S5 E7 N5 W7 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2026;ORIG=-8,0] N12 W20 S12 E8 U2R2 E7 D2R2 E1 $
.

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	0	0	0	645.00	SF	5.20	5.20	100	2008	2008	3	88	2,952	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2008	2008	3	88	137	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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	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