

LOT 85
IN OR 1595/946
TIMBER CREEK PLANTATION #3

JACKSON LISA/MADDOX DEMETRIS
77396 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0085-0000



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 Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
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	2,102	100	2008	2,102	199,555
FGR	420	55	2008	231	21,930
FOP	60	30	2008	18	1,708
FOP	100	30	2008	30	2,848
PTO	100	5	2008	5	475
TOTALS	2,782			2,386	226,517

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	102.8020	102.80	245,281	2008	2008		0	0	7.65	92.35
1 SINGLE FAM - 100% - 2009 Heated Area: 2102 HX Base Yr 2009												
BLD DATE	02/13/2009					KK	LGL DATE					
XF DATE							LAND DATE					
INC DATE							AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					226,517							
TOTAL MARKET OB/XF VALUE					3,374							
TOTAL LAND VALUE - MARKET					55,000							
TOTAL MARKET VALUE					284,891							
SOH/AGL Deduction					121,290							
ASSESSED VALUE					163,601							
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE					112,879							
TOTAL JUST VALUE					284,891							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					274,768							

EXTRA FEATURES										77396 COBBLESTONE DR, YULEE				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	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	2008	2008	3	88	3,254			
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2008	2008	3	88	120			
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