LOT 86
IN OR 1593/1141
TIMBER CREEK PLANTATION #3

GALL JESSE & CARLY SAPP
75184 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-2052-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

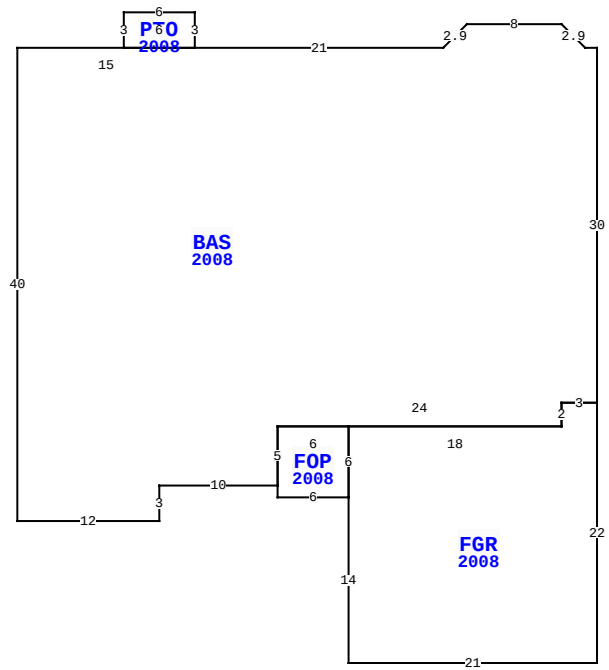
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,728	100	2008	1,728	169,818
FGR	426	55	2008	234	22,996
FOP	36	30	2008	11	1,081
PTO	18	5	2008	1	98
TOTALS	2,208			1,974	193,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,974	106.8200	106.82	210,863	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1728 HX Base Yr



77408 COBBLESTONE DR, YULEE

BLD DATE	02/12/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,994
TOTAL MARKET OB/XF VALUE	7,058
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,052
SOH/AGL Deduction	1,051
ASSESSED VALUE	255,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,001
TOTAL JUST VALUE	256,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21753	CO ISSUED	143,484	11/13/2008
E21203	ELEC OTHER	1,500	09/01/2008
M14108	MECH OTHER	0	09/01/2008
R11451	REPAIR/RRF	2,000	08/01/2008
B21753	NEW CONSTR	143,484	08/01/2008
P13401	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1593/1141	11/17/2008	WD	Q	I		171,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GALL JESSE & CARLY						
1576/0161	7/10/2008	WD	U	V	19	180,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W1 U2 L2 W8 D2 L2 W21 PTO=[YR=2008] N3 W6 S3 E6$ W15 S40 E12 N3 E10 FOP=[YR=2008] S1 E6 FGR=[YR=2008] S14 E21 N22 W3 S2 W18 S6$ N6 W6 S5$ N5 E24 N2 E3 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	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2008	2008	3	88	2,746	
2	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2008	2008	3	88	395	
3	0462	ST/AL FNC	0	0	0	0	576.00	SF	10.00	10.00	100	2013	2013	3	68	3,917	

LAND DESCRIPTION

TOTAL OB/XF 7,058

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