

LOT 87
TIMBER CREEK PLANTATION #3
PB 7/302

DAMARISCOTTA HOLDINGS LLC
224 W 35TH ST SUITE 500 #3247
NEW YORK, NY 10001

2025

11-2N-26-2052-0087-0000



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 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	1,503	100	2009	1,503	150,579
FGR	420	55	2009	231	23,143
FOP	40	30	2009	12	1,202
PTO	100	5	2009	5	501
TOTALS	2,063			1,751	175,424

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50
3	0462	ST/AL FNC	0	0	0	0	264.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,751	107.9000	107.90	188,933	2009	2009	0	0	0	7.15	92.85	
1 SINGLE FAM - 0% - 2025 Heated Area: 1503 HX Base Yr													
77420 COBBLESTONE DR, YULEE													
BLD DATE 12/22/2009 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

TOTAL OB/XF													
5,544													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,424	
TOTAL MARKET OB/XF VALUE		5,544	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		235,968	
SOH/AGL Deduction		0	
ASSESSED VALUE		235,968	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		235,968	
TOTAL JUST VALUE		235,968	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		228,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306256	ROOF - REPAIRS	2,895	05/15/2023
E22016	ELEC OTHER	1,500	08/01/2009
M14752	MECH OTHER	0	08/01/2009
P13869	OTHER	0	08/01/2009
C0922712	CO ISSUED	0	07/01/2009
B22712	NEW CONSTR	132,726	07/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2701/668	3/21/2024	WD U	I	11	100
GRANTOR: PALMA MALLORCA HOLDIN					
GRANTEE: DAMARISCOTTA HOLDIN					
2573/0139	6/21/2022	WD U	I	11	100
GRANTOR: LOCKHART JAMES W & SY					
GRANTEE: PALMA MALLORCA HOLD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W27 PTO=[YR=2009] N10 W10 S10 E10\$ W12 S55 E13 N7 FOP=[YR=2009] E5 FGR=[YR=2009] E21 N20 W21 S20\$ N8 W5 S8\$ N8 E5 N12 E21 N28\$.									