LOT 89
IN OR 2129/420
TIMBER CREEK PLANTATION #3

PALECEK LAURA
77442 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0089-0000

BUILDING CHARACTERISTICS

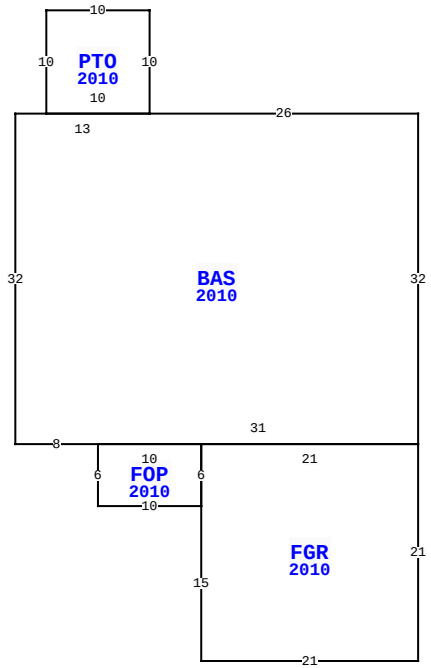
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,248	100	2010	1,248	130,306
FGR	441	55	2010	243	25,372
FOP	60	30	2010	18	1,879
PTO	100	5	2010	5	522
TOTALS	1,849			1,514	158,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	111.7920	111.79	169,250	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2018 Heated Area: 1248 HX Base Yr 2018



77442 COBBLESTONE DR, YULEE

BLD DATE		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		158,080
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		216,964
SOH/AGL Deduction		69,447
ASSESSED VALUE		147,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,795
TOTAL JUST VALUE		216,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23431	CO ISSUED	0	06/08/2010
M15192	MECH OTHER	0	04/01/2010
E22558	ELEC OTHER	0	04/01/2010
B23431	NEW CONSTR	172,000	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2129/0420	6/23/2017	WD	Q	I	01	138,500
GRANTOR: FENDER ALYSSA &						
GRANTEE: PALECEK LAURA						
1950/0810	9/18/2014	WD	Q	I	01	137,000
GRANTOR: WEBB STEVEN						
GRANTEE: FENDER ALYSSA & KAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 PTO=[YR=2010] N10 W10 S10 E10$ W13 S32 E8 FOP=[YR=2010] S6 E10 FGR=[YR=2010] S15 E21 N21 W21 S6 $ N6 W10$ E31 N32$.

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	0810	CONCRETE A	0	100	0	0	664.00	SF	6.50	6.50	100	2010	2010	3	90	3,884	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS