

LOT 188
TIMBER CREEK PLANTATION #3
PB 7/302

WALSINGHAM REX E & SHARON R
77033 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0188-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,010	100	2014	1,010	96,758
FGR	420	55	2014	231	22,130
FOP	85	30	2014	26	2,491
FUS	1,260	100	2014	1,260	120,709
USP	180	30	2014	54	5,174
TOTALS	2,955			2,581	247,262

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	0 0	767.00
2	0861	POOL GUNIT	0 100	0 0	363.00
3	0855	CONC PAVER	0 100	0 0	754.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,581	100.4160	100.42	259,184	2014	2014	0	0	4.60	95.40
1 SINGLE FAM - 100% - 2023											
Heated Area: 2270											
HX Base Yr 2023											

77033 COBBLESTONE DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	2014	2014	3	94	4,686	
85.00	100	2016	2016	3	78	24,067	
10.00	100	2016	2016	3	95	7,163	

TOTAL OB/XF											
35,916											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,262	
TOTAL MARKET OB/XF VALUE		35,916	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		338,178	
SOH/AGL Deduction		649	
ASSESSED VALUE		337,529	
TOTAL EXEMPTION VALUE		VX HX HB	
BASE TAXABLE VALUE		281,807	
TOTAL JUST VALUE		338,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632525	SWIM POOL	29,918	06/01/2016
B1328082	CO ISSUED	0	04/22/2014
B1328082	NEW CONSTR	255,684	12/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2523/0326	11/30/2021	WD	Q	I	01	375,000	
GRANTOR: OPENDOOR PROPERTY C L							
GRANTEE: WALSINGHAM REX E &							
2488/0791	8/12/2021	WD	U	I	37	367,700	
GRANTOR: CAVINESS MATTHEW & CA							
GRANTEE: OPENDOOR PROPERTY C							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2014] W20 USP=[YR=2014] N10 W18 S10 E18\$ W18 S23 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E17 N5 W17 S5\$ N13 W21\$ E21 S8 E17 N31\$ PTR= E20 FUS=[YR=2014] E40 S32 W10 N1 W20 S1 W10 N32\$ W20\$.											