LOT 193
TIMBER CREEK PLANTATION #3
PB 7/302

REGISTER BRITTANEY
77107 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

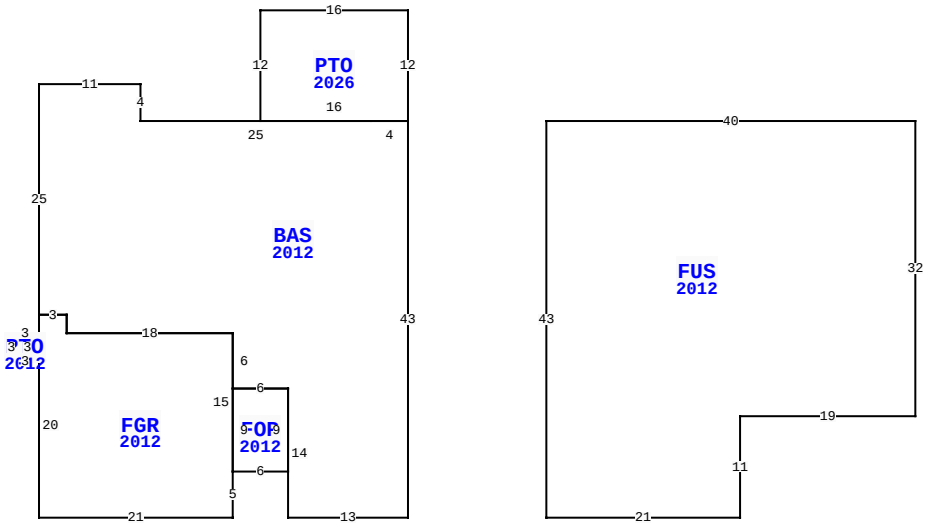
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	2012	1,254	117,014
FGR	426	55	2012	234	21,835
FOP	54	30	2012	16	1,493
FUS	1,511	100	2012	1,511	140,995
PTO	9	5	2012	0	0
PTO	192	5	2026	10	933
TOTALS	3,446			3,025	282,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,025	98.9000	98.90	299,172	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2025 Heated Area: 2765 HX Base Yr 2025



77107 COBBLESTONE DR, YULEE

BLD DATE	10/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,269
TOTAL MARKET OB/XF VALUE		3,161
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,430
SOH/AGL Deduction		0
ASSESSED VALUE		340,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,708
TOTAL JUST VALUE		340,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226191	CO ISSUED	0	10/26/2012
B26191	NEW CONSTR	297,149	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/666	3/11/2024	WD	Q	I	01	394,500
GRANTOR: OP SPE PHX1 LLC						
GRANTEE: REGISTER BRITTANEY						
2664/682	8/31/2023	WD	U	I	37	378,000
GRANTOR: DAVIS CHRISTOPHER & C						
GRANTEE: OP SPE PHX1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2012;ORIG=15,0] E40 S32 W19 S11 W21 N43 $
BAS=[YR=2012;ORIG=0,0] W4 W25 N4 W11 S25 E3 S2 E18 S6 E6 S14 E13 N43 $
FGR=[YR=2012;ORIG=-40,21] S2 S20 E21 N5 N15 W18 N2 W3 $
FOP=[YR=2012;ORIG=-19,38] E6 N9 W6 S9 $
PTO=[YR=2012;ORIG=-40,23] W3 S3 E3 N3 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-16,-12] E16 S12 W16 N12 $
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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	100	0	0	612.00	SF	5.20	5.20	100	2012	2012	3	92	2,928	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2012	2012	3	92	233	

LAND DESCRIPTION

TOTAL OB/XF 3,161

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	000100	C	RES	100	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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS