LOT 194
IN OR 1766/1887
TIMBER CREEK PLANTATION #3

DAVIS RYAN C & AMY CATHERINE S
77117 COBBLESTONE DR
YULEE, FL 32097

**2025**

**11-2N-26-2052-0194-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

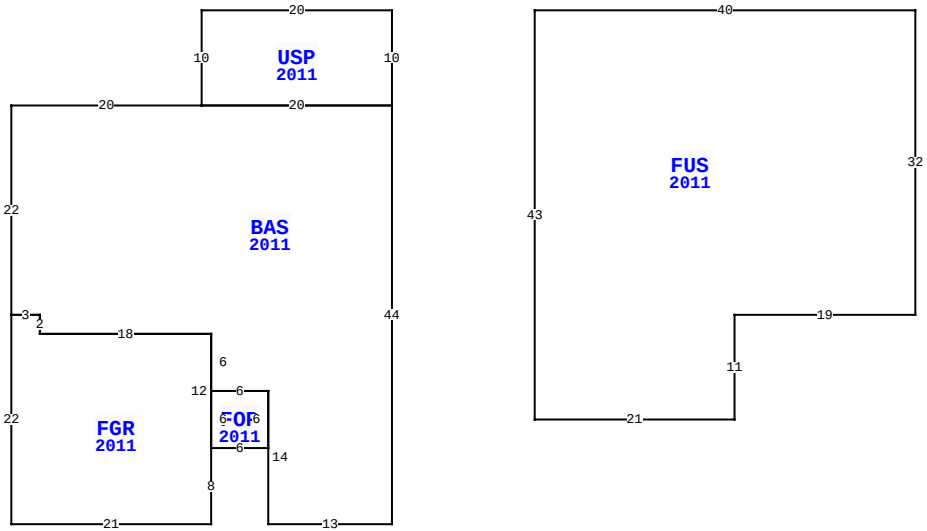
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | 1,250 | 100 | 2011 | 1,250 | 114,298 |
| FGR | 426 | 55 | 2011 | 234 | 21,397 |
| FOP | 36 | 30 | 2011 | 11 | 1,006 |
| FUS | 1,511 | 100 | 2011 | 1,511 | 138,163 |
| USP | 200 | 30 | 2011 | 60 | 5,486 |
| TOTALS | 3,423 | | | 3,066 | 280,349 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,066 | 97.4280 | 97.43 | 298,720 | 2011 | 2011 | 0 | 0 | 0 | 6.15 | 93.85 |

1 SINGLE FAM – 100% - 2012 Heated Area: 2761 HX Base Yr 2012




77117 COBBLESTONE DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/30/2011 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 280,349 |
| TOTAL MARKET OB/XF VALUE | | 6,430 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 341,779 |
| SOH/AGL Deduction | | 145,824 |
| ASSESSED VALUE | | 195,955 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 145,233 |
| TOTAL JUST VALUE | | 341,779 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,257 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25160 | CO ISSUED | 0 | 11/29/2011 |
| E23893 | NEW CONSTR | 0 | 10/01/2011 |
| M16610 | H/AC | 0 | 10/01/2011 |
| P14998 | NEW CONSTR | 0 | 09/01/2011 |
| B25160 | NEW CONSTR | 293,875 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1766/1887 | 11/29/2011 | WD | Q | I | 02 | 164,900 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: DAVIS RYAN C & AMY | | | | | | |
| 1731/1512 | 3/31/2011 | WD | U | I | 30 | 1,920,000 |
| GRANTOR: TIMBER CREEK II LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S22 FGR=[YR=2011] S22 E21 N8 FOP=[YR=2011] E6 N6 W6 S6$ N12W18 N2 W3$ E3 S2 E18 S6 E6 S14 E13 N44 W20$ E20 N10$ PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43$W15$.

## 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 | 599.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 91 | 2,834 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 17 | 3 | 599.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 3,543 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 53 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,430

| 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 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS