LOT 197
IN OR 1858/382
TIMBER CREEK PLANTATION #3

FRANCO BRYAN C/WARDEN HOLLY P
77147 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0197-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

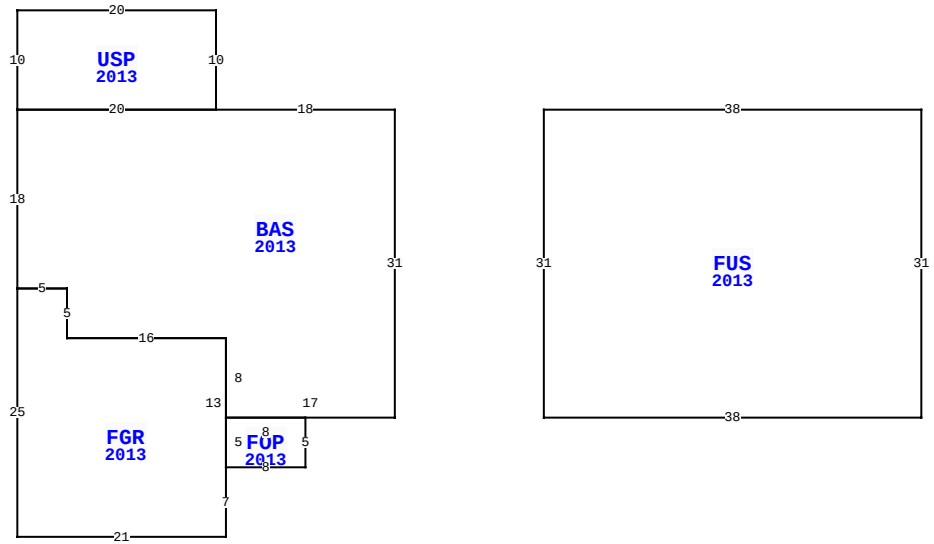
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	2013	985	99,905
FGR	445	55	2013	245	24,850
FOP	40	30	2013	12	1,217
FUS	1,178	100	2013	1,178	119,481
USP	200	30	2013	60	6,086
TOTALS	2,848			2,480	251,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	107.3280	107.33	266,178	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2163 HX Base Yr 2015



77147 COBBLESTONE DR, YULEE

BLD DATE		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		251,538
TOTAL MARKET OB/XF VALUE		3,742
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,280
SOH/AGL Deduction		112,182
ASSESSED VALUE		198,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,376
TOTAL JUST VALUE		310,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326856	CO ISSUED	0	05/22/2013
B1326856	NEW CONSTR	244,309	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/0382	5/14/2013	WD	Q	I	02	188,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FRANCO BRYAN C & HO						
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

FUS=[YR=2013;ORIG=15,0] E38 S31 W38 N31 $
BAS=[YR=2013;ORIG=0,0] W18 W20 S18 E5 S5 E16 S8 E17 N31 $
FGR=[YR=2013;ORIG=-38,18] S25 E21 N7 N13 W16 N5 W5 $
USP=[YR=2013;ORIG=-18,0] N10 W20 S10 E20 $
FOP=[YR=2013;ORIG=-17,36] E8 N5 W8 S5 $
PTR=[ORIG=0,0] E15 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	0810	CONCRETE A	0	100	0	0	619.00	SF	6.50	6.50	100	2013	2013	3	93	3,742	

LAND DESCRIPTION

TOTAL OB/XF 3,742

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS