LOT 200
TIMBER CREEK PLANTATION #3
PB 7/302

**HERNANDEZ CESAR ARMANDO L/GAMIZ MARIA PAZ CASTANED**
77177 COBBLESTONE DR
YULEE, FL 32097

**2025**

**11-2N-26-2052-0200-0000**

## BUILDING CHARACTERISTICS

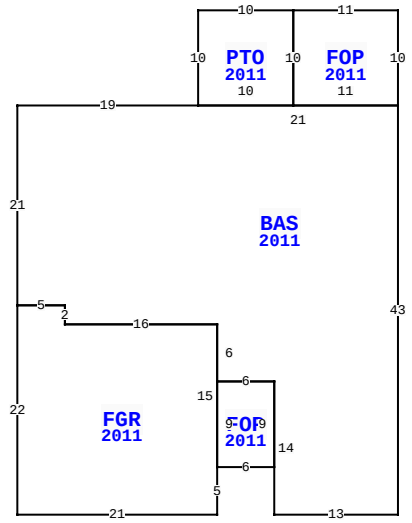
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | |

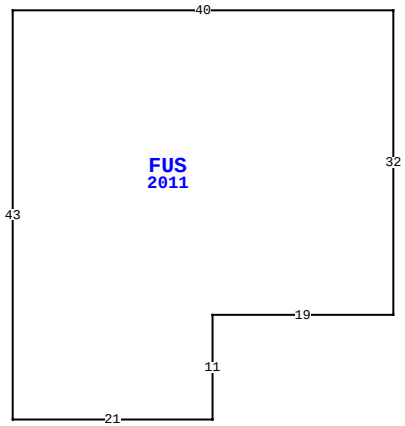
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,206 | 100 | 2011 | 1,206 | 115,746 |
| FGR | 430 | 55 | 2011 | 236 | 22,651 |
| FOP | 54 | 30 | 2011 | 16 | 1,535 |
| FOP | 110 | 30 | 2011 | 33 | 3,167 |
| FUS | 1,511 | 100 | 2011 | 1,511 | 145,018 |
| PTO | 100 | 5 | 2011 | 5 | 480 |
| TOTALS | 3,411 | | | 3,007 | 288,597 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,007 | 102.2120 | 102.21 | 307,345 | 2011 | 2011 | 0 | 0 | 0 | 6.10 | 93.90 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2717 HX Base Yr 2022




77177 COBBLESTONE DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/02/2011 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 288,597 |
| TOTAL MARKET OB/XF VALUE | | 2,931 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 346,528 |
| SOH/AGL Deduction | | 50,223 |
| ASSESSED VALUE | | 296,305 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 245,583 |
| TOTAL JUST VALUE | | 346,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 333,593 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24940 | CO ISSUED | 0 | 11/01/2011 |
| E23761 | NEW CONSTR | 0 | 08/01/2011 |
| M16484 | H/AC | 0 | 08/01/2011 |
| P14888 | NEW CONSTR | 0 | 07/01/2011 |
| B24940 | NEW CONSTR | 291,434 | 07/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2437/1265 | 2/26/2021 | WD | U | I | 37 | 200,000 |
| GRANTOR: TA INDUSTRIES INC | | | | | | |
| GRANTEE: HERNANDEZ CESAR ARM | | | | | | |
| 1986/1515 | 6/15/2015 | WD | Q | I | 01 | 200,000 |
| GRANTOR: BENNETT ELIJAH L & CR | | | | | | |
| GRANTEE: TA INDUSTRIES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2011] W11 PTO=[YR=2011] W10 S10 BAS=[YR=2011] W19 S21 FGR=[YR=2011] S22 E21 N5 FOP=[YR=2011] E6 N9 W6S9$ N15 W16 N2 W5$E5 S2 E16 S6 E6 S14 E13 N43 W21$ E10 N10$ S10 E11 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 | 567.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 91 | 2,683 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 42.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 248 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,931

| 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