

CRUM GRETCHEN & STEVEN R JR
77267 COBBLESTONE DRIVE
YULEE, FL 32097

11-2N-26-2052-0212-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 80
11CLAY TILE 20
03CENTRAL 100
04AIR DUCTED 100
4 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATYPETOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS1,65310020111,653167,994
FGR42055201123123,477
FOP303020119915
FOP220302012666,707
PTO170520158813
TOTALS2,4931,967199,906

MARKET ADJUSTMENTS

TYPEDMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100011,967108.2900108.29213,006201120110006.1593.85
1 SINGLE FAM - 100% - 2022Heated Area: 1653HX Base Yr 2022

BLD DATE08/18/2011KKLGL DATE
XF DATELAND DATE
INC DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE199,906
TOTAL MARKET OB/XF VALUE34,049
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE288,955
SOH/AGL Deduction42,500
ASSESSED VALUE246,455
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE195,733
TOTAL JUST VALUE288,955
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE281,337

PERMIT NUMDESCRIPTIONAMTISSUED
220059005REPAIR/RRF34,95104/18/2022
B1632560XFOB22,32006/01/2016
B1531040SWIM POOL30,00008/01/2015
C24611CO ISSUED007/08/2011
E23477NEW CONSTR005/01/2011
M16186H/AC005/01/2011

SALES DATA

OFF RECORD TYPE Q V RSN SALE
Number INST U I CD PRICE
2478/09197/09/2021WDQI02331,300
GRANTOR:HARRIS CURTIS & TRUDI
GRANTEE:CRUM GRETCHEN & STE
2170/17511/12/2018WDQI01225,000
GRANTOR:LIBERIO BARRY & WENDY
GRANTEE:HARRIS CURTIS & TRU

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W22 PT0=[YR=2015] W17 S10 BAS=[YR=2011] S36
FGR=[YR=2011] S20 E21 N11 FOP=[YR=2011] E5 N6 W5 S6\$ N9 W21\$
E21 S3 E5 S15 E13 N54 W39 \$ E17 N10\$ S10 E22 N10\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS