LOT 213
TIMBER CREEK PLANTATION #3
PB 7/302

BERTERA HEATHER
77277 COBBLESTONE DR
YULEE, FL 32097

**2025**

**11-2N-26-2052-0213-0000**

## BUILDING CHARACTERISTICS

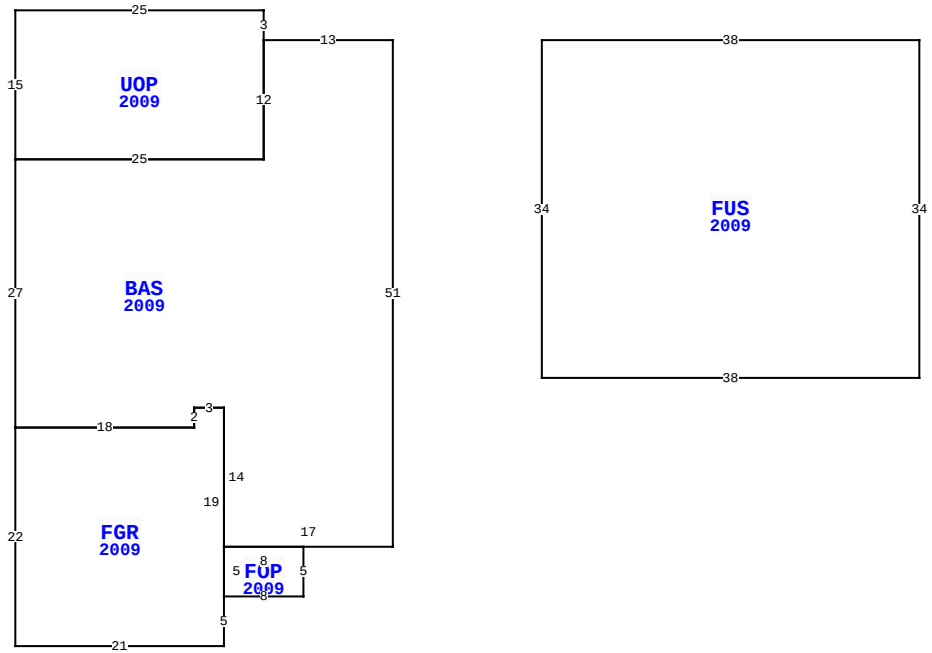
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,380 | 100 | 2009 | 1,380 | 123,368 |
| FGR | 468 | 55 | 2009 | 257 | 22,975 |
| FOP | 40 | 30 | 2009 | 12 | 1,073 |
| FUS | 1,292 | 100 | 2009 | 1,292 | 115,502 |
| UOP | 375 | 20 | 2009 | 75 | 6,705 |
| TOTALS | 3,555 | | | 3,016 | 269,624 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,016 | 96.2320 | 96.23 | 290,230 | 2009 | 2009 | 0 | 0 | 0 | 7.10 | 92.90 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2672 HX Base Yr 2020




77277 COBBLESTONE DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,624 |
| TOTAL MARKET OB/XF VALUE | | 2,975 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 327,599 |
| SOH/AGL Deduction | | 119,324 |
| ASSESSED VALUE | | 208,275 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 157,553 |
| TOTAL JUST VALUE | | 327,599 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,643 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240003391 | PATIO COVER ON EX | 12,037 | 03/25/2024 |
| C22724 | CO ISSUED | 0 | 11/01/2009 |
| E22097 | ELEC OTHER | 1,500 | 09/01/2009 |
| M14815 | MECH OTHER | 0 | 09/01/2009 |
| P13875 | OTHER | 0 | 08/01/2009 |
| B22724 | NEW CONSTR | 222,882 | 07/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2383/0400 | 7/27/2020 | WD | U | I | 11 | 97,600 |
| GRANTOR: BERTERA HEATHER & BEN | | | | | | |
| GRANTEE: BERTERA HEATHER | | | | | | |
| 2313/1424 | 10/07/2019 | WD | Q | I | 02 | 246,500 |
| GRANTOR: SALEREAL ESTATE CAPIT | | | | | | |
| GRANTEE: BERTERA HEATHER & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W13 S12 W25 S27 E18 N2 E3 S14 E17 N51 $
FUS=[YR=2009;ORIG=15,0] E38 S34 W38 N34 $
FGR=[YR=2009;ORIG=-38,39] S22 E21 N5 N19 W3 S2 W18 $
UOP=[YR=2009;ORIG=-13,-3] W25 S15 E25 N12 N3 $
FOP=[YR=2009;ORIG=-17,56] 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 594.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 89 | 2,749 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 13 | 3 | 39.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 226 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,975

| 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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS