

LOT 216
TIMBER CREEK PLANTATION #3
PB 7/302

HAWBAKER CODY & CARA
77309 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0216-0000



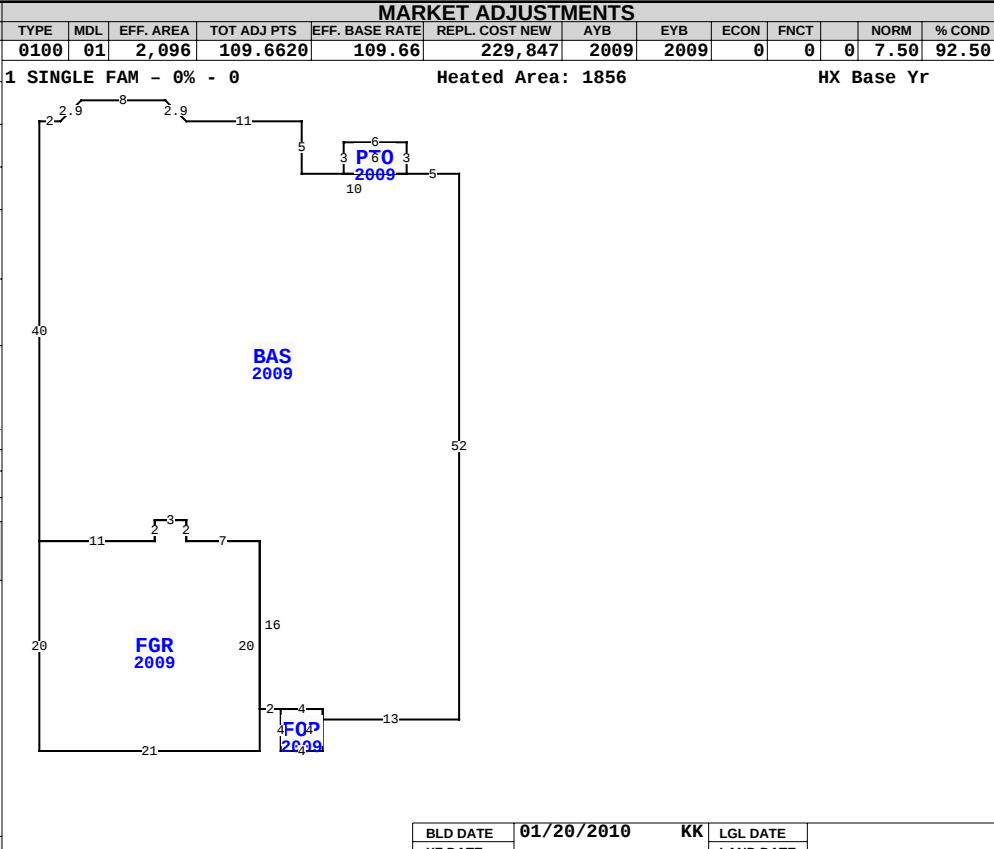
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,856	100	2009	1,856	188,264
FGR	426	55	2009	234	23,736
FOP	16	30	2009	5	507
PTO	18	5	2009	1	102
TOTALS	2,316			2,096	212,608

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	638.00	SF	5.20
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



77309 COBBLESTONE DR, YULEE	BLD DATE 01/20/2010	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,144									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					212,608				
TOTAL MARKET OB/XF VALUE					3,144				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					270,752				
SOH/AGL Deduction					21,734				
ASSESSED VALUE					249,018				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					249,018				
TOTAL JUST VALUE					270,752				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					261,255				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22629	CO ISSUED	0	09/22/2009
E21964	ELEC OTHER	1,500	07/01/2009
M14702	MECH OTHER	0	07/01/2009
P13833	OTHER	0	07/01/2009
B22629	NEW CONSTR	152,592	07/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2168/0344	12/28/2017	QC	U	I	11	100			
GRANTOR: HAWBAKER CODY R									
GRANTEE: HAWBAKER CODY & CAR									
1643/1571	10/08/2009	WD	Q	I	01	179,000			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: HAWBAKER CODY R									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W5 PTO=[YR=2009] N3 W6 S3 E6\$ W10 N5 W11 U2 L2 W8 D2 L2 W2 S40 FGR=[YR=2009] S20 E21 N20 W7 N2 W3 S2 W11\$ E11 N2 E3 S2 E7 S16 E2 FOP=[YR=2009] S4 E4 N4 W4\$ E4 S1 E13 N52\$.									