LOT 217
TIMBER CREEK PLANTATION #3
PB 7/302

TAYLOR MICHELE P
77317 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

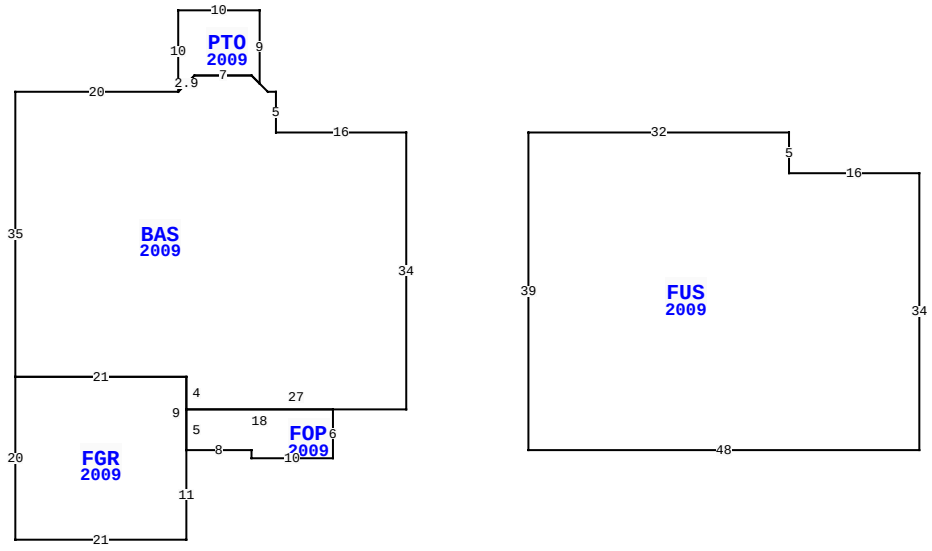
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	2009	1,726	159,352
FGR	420	55	2009	231	21,327
FOP	100	30	2009	30	2,769
FUS	1,792	100	2009	1,792	165,446
PTO	83	5	2009	4	369
TOTALS	4,121			3,783	349,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,783	99.8100	99.81	377,581	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2018 Heated Area: 3518 HX Base Yr



77317 COBBLESTONE DR, YULEE

BLD DATE	08/03/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,262
TOTAL MARKET OB/XF VALUE		3,287
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		407,549
SOH/AGL Deduction		7,994
ASSESSED VALUE		399,555
TOTAL EXEMPTION VALUE	13	399,555
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		407,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22110	CO ISSUED	0	03/23/2009
E21498	ELEC OTHER	1,500	12/01/2008
M14299	MECH OTHER	0	12/01/2008
R11671	REPAIR/RRF	2,000	12/01/2008
B22110	NEW CONSTR	266,970	12/01/2008
P13588	OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/454	8/21/2024	QC	U	I	11	100
GRANTOR: TAYLOR MICHELE PATRIC						
GRANTEE: TAYLOR MICHELE PATR						
2122/1204	12/21/2016	QC	U	I	11	100
GRANTOR: TAYLOR KEITH D						
GRANTEE: WAY MICHELE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 N5 W1 U1 L1 PTO=[YR=2009] N9 W10 S10 U2 R2 E7 D1 R1 $ U1 L1 W7 D2 L2 W20 S35 FGR=[YR=2009] S20 E21 N11 FOP=[YR=2009] E8 S1 E10 N6 W18 S5$ N9 W21$ E21 S4 E27 N34$ PTR= E15 FUS=[YR=2009] E32 S5 E16 S34 W48 N39$ 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	28	3	84.00	SF	6.50	6.50	100	2009	2009	3	89	486	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2009	2009	3	89	52	

LAND DESCRIPTION

TOTAL OB/XF 3,287

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