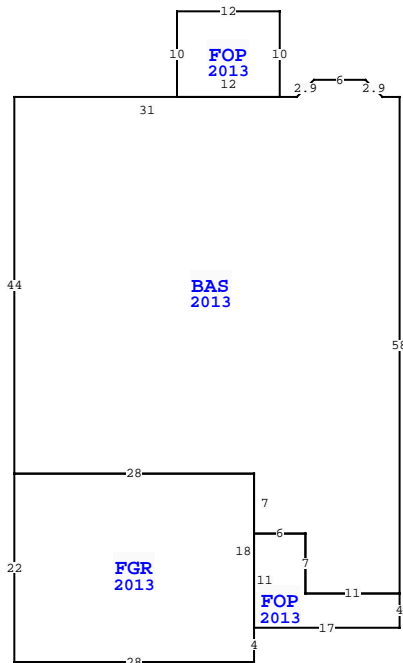


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,600	119.8560	119.86	311,636	2013	2013	0	0	0	5.15	94.85
1 SINGLE FAM - 100% - 0			Heated Area: 2192			HX Base Yr 2021						



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4063.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2013	2,192	249,202
FGR	616	55	2013	339	38,540
FOP	110	30	2013	33	3,751
FOP	120	30	2013	36	4,093
TOTALS	3,038			2,600	295,587

97005 COBBLER CT, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/03/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				295,587
TOTAL MARKET OB/XF VALUE				8,862
TOTAL LAND VALUE - MARKET				125,000
TOTAL MARKET VALUE				429,449
SOH/AGL Deduction				143,254
ASSESSED VALUE				286,195
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				235,473
TOTAL JUST VALUE				429,449
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				387,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326940	CO ISSUED	0	07/29/2013
P1316465	NEW CONSTR	0	05/01/2013
B1326940	NEW CONSTR	0	04/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0477	5/08/2020	WD	Q	I	01	280,000
GRANTOR: HODGE RONALD & AMY						
GRANTEE: WILLIAMSON ANTHONY						
1871/0379	7/31/2013	SW	Q	I	01	198,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HODGE RONALD & AMY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] N10 W12 S10 E12 \$ W31 S44 FGR=[YR=2013] S22 E28 N4 FOP=[YR=2013] E17 N4 W11 N7 W6 S11 \$ N18 W28 \$ E28 S7 E6 S7 E11 N58 \$.	

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	1,145.00	SF	5.20	5.20	100	2013	2013	3	93	5,537	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							