LOT 32
TIMBER CREEK PLANTATION #3
PB 7/302

WINTERS JACK B & HOLLY
77454 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0032-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

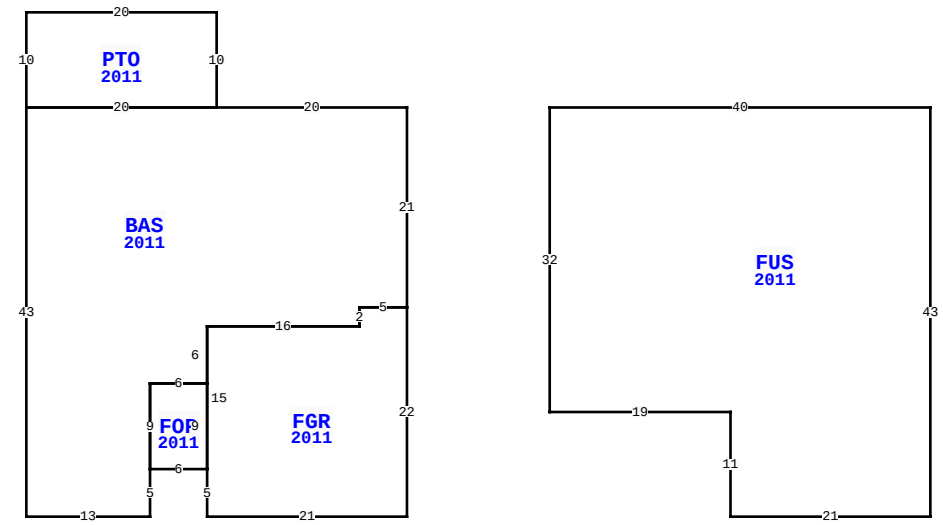
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	2011	1,206	119,561
FGR	430	55	2011	236	23,397
FOP	54	30	2011	16	1,587
FUS	1,511	100	2011	1,511	149,798
PTO	200	5	2011	10	991
TOTALS	3,401			2,979	295,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,979	101.5200	106.60	317,561	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2021 Heated Area: 2717 HX Base Yr 2021



77454 COBBLESTONE DR, YULEE

BLD DATE	07/25/2011 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,332
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		349,332
SOH/AGL Deduction		76,295
ASSESSED VALUE		273,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,626
TOTAL JUST VALUE		349,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-08683	REROOF	15,648	07/07/2023
M16154	H/AC	0	05/01/2011
E23446	NEW CONSTR	0	05/01/2011
B24612	NEW CONSTR	291,661	04/01/2011
P14736	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0334	12/09/2020	WD	Q	I	01	299,000
GRANTOR: FOLTZER LOUIS L IV &						
GRANTEE: WINTERS JACK B & HO						
2042/1771	4/26/2016	SW	U	I	18	184,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: FOLTZER LOUIS L IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 PTO=[YR=2011] N10 W20 S10 E20$ W20 S43 E13 N5 FOP=[YR=2011] E6 FGR=[YR=2011] S5 E21 N22 W5 S2 W16 S15$ N9 W6 S9$ N9 E6 N6 E16 N2 E5 N21$ PTR= E15 FUS=[YR=2011] E40 S43 W21 N11 W19 N32$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS