LOT 61
TIMBER CREEK PLANTATION #3
PB 7/302

LAKEVIEW LOAN SERVICING LLC
C/O TIFFANY & BOSCO P.A, 1201 S ORLANDO AVE STE 430
WINTER PARK, FL 32789

2026

11-2N-26-2052-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

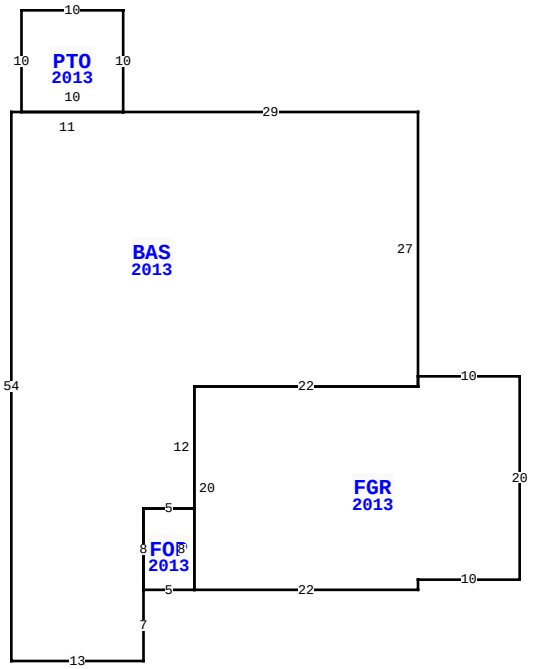
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,491	100	2013	1,491	157,288
FGR	640	55	2013	352	37,133
FOP	40	30	2013	12	1,266
PTO	100	5	2013	5	528
TOTALS	2,271			1,860	196,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	106.4280	111.75	207,855	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 0% - 2025 Heated Area: 1491 HX Base Yr



77078 COBBLESTONE DR, YULEE

BLD DATE		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	196,215
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	250,215
SOH/AGL Deduction	0
ASSESSED VALUE	250,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,215
TOTAL JUST VALUE	250,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327192	CO ISSUED	0	08/27/2013
B1327192	NEW CONSTR	177,811	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/1443	4/16/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LAKEVIEW LOAN SERVI						
2516/0083	11/19/2021	WD	Q	I	01	289,000
GRANTOR: MURRAY TOMMY RYAN & K						
GRANTEE: EZZELL PHILLIP S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 PTO=[YR=2013] N10 W10 S10 E10$ W11 S54 E13 N7 FOP=[YR=2013] E5 FGR=[YR=2013] E22 N1 E10 N20 W10 S1 W22 S20$ N8 W5 S8$ N8 E5 N12 E22 N27$.

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	0	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