LOT 63
IN OR 2247/322
TIMBER CREEK PLANTATION #3

BURKETT ANDREW
77102 COBBLESTONE DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0063-0000

BUILDING CHARACTERISTICS

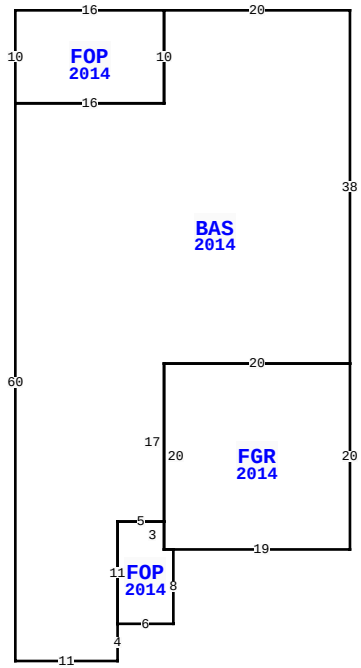
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,645	100	2014	1,645	195,341
FGR	400	55	2014	220	26,125
FOP	63	30	2014	19	2,256
FOP	160	30	2014	48	5,700
TOTALS	2,268			1,932	229,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	119.1680	125.13	241,751	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 100% - 2015 Heated Area: 1645 HX Base Yr 2015



77102 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,422
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		283,422
SOH/AGL Deduction		80,588
ASSESSED VALUE		202,834
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,423
TOTAL JUST VALUE		283,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0322	12/11/2018	QC	U	I	11	83,000
GRANTOR: BURKETT ANDREW & TARV						
GRANTEE: BURKETT ANDREW						
1916/1200	4/24/2014	SW	Q	I	02	177,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BURKETT ANDREW & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W16 S10 E16 N10$ S10 W16 S60 E11 N4 FOP=[YR=2014] E6 N8 FGR=[YR=2014] E19 N20 W20 S20 E1$ W1 N3 W5 S11$ N11 E5 N17 E20 N38$.

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