LOT 75
TIMBER CREEK PLANTATION #3
PB 7/302

SELIGMAN CRAIG
77244 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

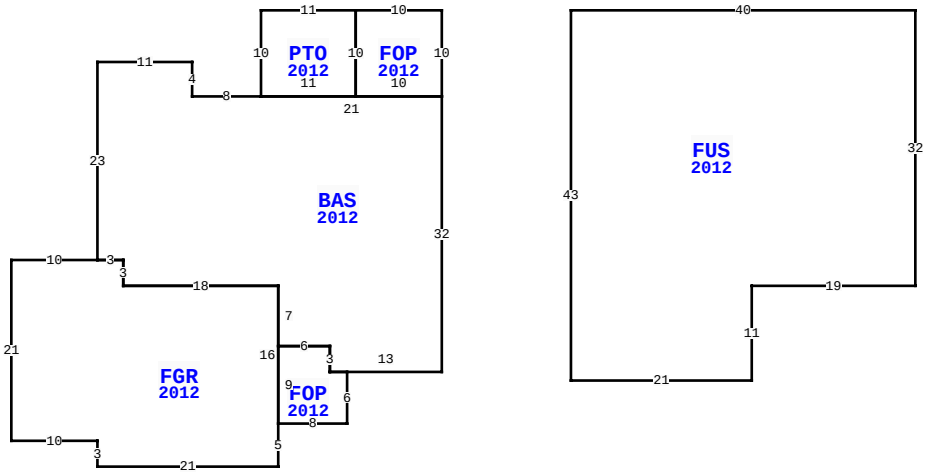
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,087	100	2012	1,087	108,401
FGR	660	55	2012	363	36,200
FOP	66	30	2012	20	1,994
FOP	100	30	2012	30	2,992
FUS	1,511	100	2012	1,511	150,685
PTO	110	5	2012	6	599
TOTALS	3,534			3,017	300,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,017	101.2000	106.26	320,586	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2025 Heated Area: 2598 HX Base Yr 2025



77244 COBBLESTONE DR, YULEE

BLD DATE	11/09/2012 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		300,870
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		354,870
SOH/AGL Deduction		0
ASSESSED VALUE		354,870
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,459
TOTAL JUST VALUE		354,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226389	CO ISSUED	0	11/13/2012
B26389	NEW CONSTR	290,346	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/670	8/30/2024	WD	Q	I	02	377,500
GRANTOR: FOSE BRIAN JAMES & ME						
GRANTEE: SELIGMAN CRAIG						
2280/1266	6/06/2019	WD	Q	I	01	265,000
GRANTOR: KOWALIK JEREMY J & BR						
GRANTEE: FOSE BRIAN JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W10 PTO=[YR=2012] W11 S10 BAS=[YR=2012] W8 N4 W11 S23 FGR=[YR=2012] W10 S21 E10 S3 E21 N5 FOP=[YR=2012] E8 N6 W2 N3 W6 S9$ N16 W18 N3 W3$ E3 S3 E18 S7 E6 S3 E13 N32 W21$ E11 N10$ S10 E10 N10$ PTR= E15 FUS=[YR=2012] E40 S32 W19 S11 W21 N43$ 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	000134	C	RES POND	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