LOT 78
TIMBER CREEK PLANTATION #3
PB 7/302

CASSIDY WILLIAM & MELISSA
77276 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

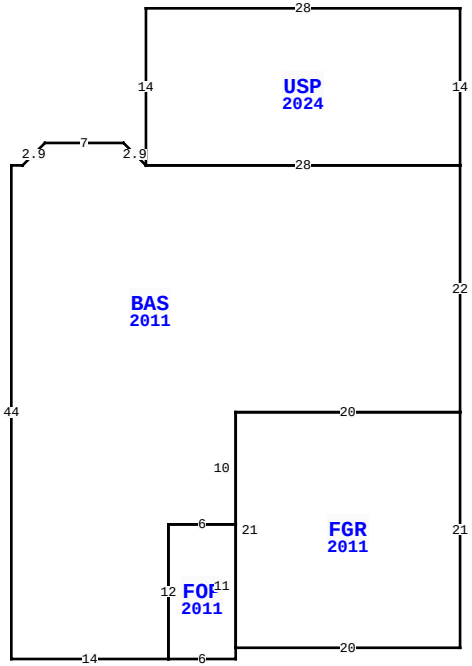
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,266	100	2011	1,266	146,149
FGR	420	55	2011	231	26,667
FOP	72	30	2011	22	2,540
USP	392	30	2024	118	13,622
TOTALS	2,150			1,637	188,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,637	118.2180	124.13	203,201	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2024 Heated Area: 1266 HX Base Yr 2024



77276 COBBLESTONE DR, YULEE

BLD DATE	07/27/2011 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		188,977
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		242,977
SOH/AGL Deduction		104,088
ASSESSED VALUE		138,889
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		82,478
TOTAL JUST VALUE		242,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307588	FSP 14X28	13,030	06/13/2023
C24314	CO ISSUED	0	04/04/2011
B24314	NEW CONSTR	147,358	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/1909	4/21/2023	WD	Q	I	01	305,000
GRANTOR: BISHOP STEPHANIE						
GRANTEE: CASSIDY WILLIAM & M						
2432/1357	2/08/2021	WD	Q	I	01	220,000
GRANTOR: POWELL MICHAEL D & BR						
GRANTEE: BISHOP STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W28 U2L2 W7 D2L2 W1 S44 E14 N12 E6 N10 E20 N22 $
FGR=[YR=2011;ORIG=-20,43] E20 N21 W20 S21 $
USP=[YR=2024;ORIG=-28,0] E28 N14 W28 S14 $
FOP=[YR=2011;ORIG=-26,44] E6 N1 N11 W6 S12 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS