LOT 79
IN OR 1712/59
TIMBER CREEK PLANTATION #3

STIFFLER TERRY BRIAN
77290 COBBLESTONE DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

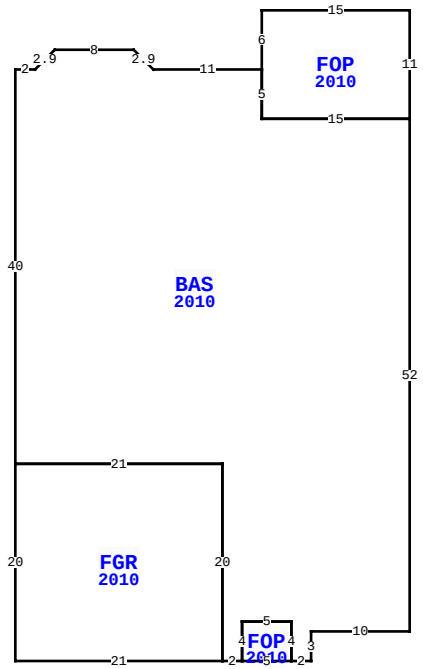
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,875	100	2010	1,875	211,499
FGR	420	55	2010	231	26,057
FOP	20	30	2010	6	677
FOP	165	30	2010	50	5,640
TOTALS	2,480			2,162	243,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	115.6400	121.42	262,510	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2020 Heated Area: 1875 HX Base Yr 2020



77290 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		243,872
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		301,092
SOH/AGL Deduction		79,294
ASSESSED VALUE		221,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,387
TOTAL JUST VALUE		301,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23917	CO ISSUED	0	11/15/2010
E22934	NEW CONSTR	0	09/01/2010
M15641	H/AC	0	09/01/2010
B23917	NEW CONSTR	209,427	09/01/2010
P14434	NEW CONSTR	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1712/0059	11/19/2010	WD	Q	I	01	177,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STIFFLER TERRY BRIA						
1700/0418	9/15/2010	WD	U	V	11	100
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W15 S6 BAS=[YR=2010] W11 U2 L2 W8 D2 L2 W2 S40 FGR=[YR=2010] S20 E21 N20 W21$ E21 S20 E2 FOP=[YR=2010] E5 N4 W5 S4$ N4 E5 S4 E2 N3 E10 N52 W15 N5$ S5 E15 N11$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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