LOT 86
TIMBER CREEK PLANTATION #3
PB 7/302

BITTING JORDAN HILL
77408 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0086-0000

BUILDING CHARACTERISTICS

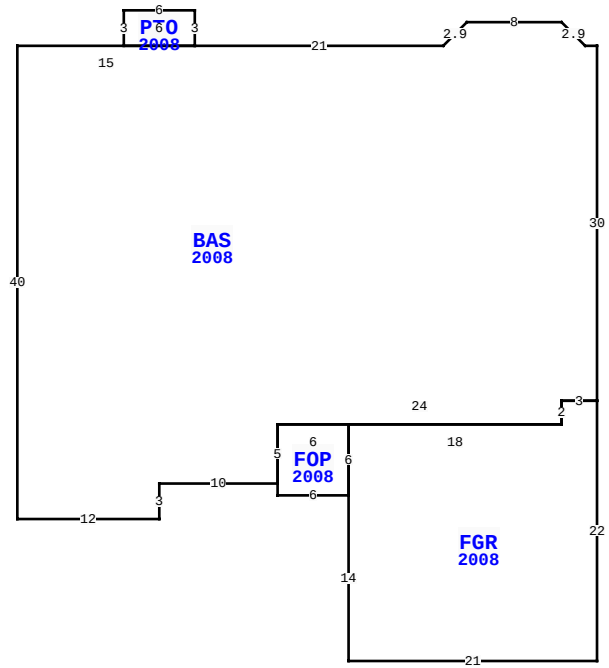
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,728	100	2008	1,728	185,955
FGR	426	55	2008	234	25,182
FOP	36	30	2008	11	1,184
PTO	18	5	2008	1	108
TOTALS	2,208			1,974	212,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,974	112.0140	117.61	232,162	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 1728 HX Base Yr



77408 COBBLESTONE DR, YULEE

BLD DATE	02/12/2009 KK	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	212,428
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	266,428
SOH/AGL Deduction	0
ASSESSED VALUE	266,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,428
TOTAL JUST VALUE	266,428
NCON VALUE	9,843
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21753	CO ISSUED	143,484	11/13/2008
E21203	ELEC OTHER	1,500	09/01/2008
M14108	MECH OTHER	0	09/01/2008
R11451	REPAIR/RRF	2,000	08/01/2008
B21753	NEW CONSTR	143,484	08/01/2008
P13401	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/1066	1/16/2026	WD	Q	I	01	334,000
GRANTOR: GALL JESSE & CARLY SA						
GRANTEE: BITTING JORDAN HILL						
1593/1141	11/17/2008	WD	Q	I		171,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GALL JESSE & CARLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W1 U2 L2 W8 D2 L2 W21 PTO=[YR=2008] N3 W6 S3 E6$ W15 S40 E12 N3 E10 FOP=[YR=2008] S1 E6 FGR=[YR=2008] S14 E21 N22 W3 S2 W18 S6$ N6 W6 S5$ N5 E24 N2 E3 N30 $.

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	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