

ASHE KEVIN & LEEANNE
77021 COBBLESTONE DR
YULEE, FL 32097

11-2N-26-2052-0187-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
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	14	CARPET 80			
Interior Floor	08	SHT VINYL 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		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	985	100	2011	985	99,085
FGR	445	55	2011	245	24,645
FOP	40	30	2011	12	1,207
FUS	1,178	100	2011	1,178	118,499
USP	200	30	2011	60	6,036
TOTALS	2,848			2,480	249,473

BUILDING CHARACTERISTICS CONSTRUCTION

1 SINGLE FAM	100%	- 2022
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,480	102.6240	107.76	267,245	2011	2011	0	0	0	6.65 93.35

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,473	
TOTAL MARKET OB/XF VALUE		3,240	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		306,713	
SOH/AGL Deduction		52,799	
ASSESSED VALUE		253,914	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		202,503	
TOTAL JUST VALUE		306,713	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,057	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1126	10/08/2021	WD	Q	I	01	318,000
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: ASHE KEVIN & LEEANN						
2504/0434	10/08/2021	WD	U	I	11	100
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: ASHE KEVIN & LEEANN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2011;ORIG=15,0] E38 S31 W38 N31 \$
BAS=[YR=2011;ORIG=-20,10] W18 S31 E9 E8 N8 E16 N5 E5 N18 W20 \$
FGR=[YR=2011;ORIG=-21,46] S7 E21 N25 W5 S5 W16 S13 \$
USP=[YR=2011;ORIG=0,0] W20 S10 E20 N10 \$
FOP=[YR=2011;ORIG=-29,41] S5 E8 N5 W8 \$
PTR=[ORIG=0,0] E15 W15 \$
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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
5	0911	SCRN RM A	0 100	20	10	200.00	SF	18.00	18.00	100	2022	2022	3	90	3,240	

LAND DESCRIPTION

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	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

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