

LOT 188
TIMBER CREEK PLANTATION #3
PB 7/302

WALSINGHAM REX E & SHARON R
77033 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0188-0000



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,010	100	2014	1,010	101,063
FGR	420	55	2014	231	23,115
FOP	85	30	2014	26	2,601
FUS	1,260	100	2014	1,260	126,078
USP	180	30	2014	54	5,404
TOTALS	2,955			2,581	258,262

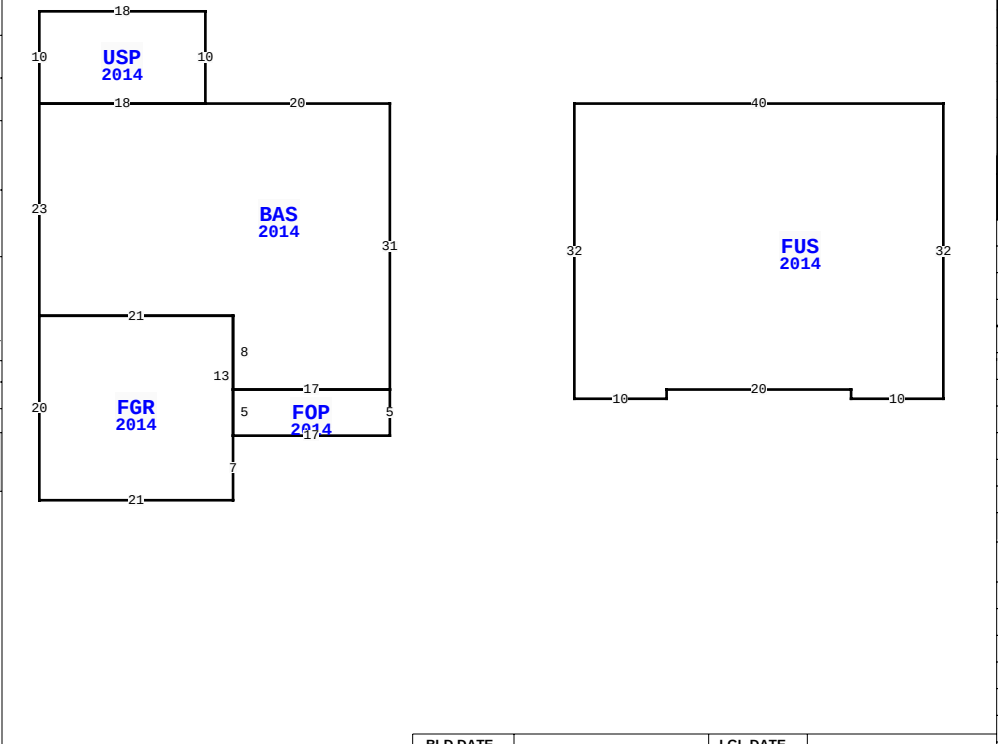
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0860	POOL/SPA	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION			TOTAL OB/XF 47,500													
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
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

REVIEW DATE	01/01/2023	BY	CD
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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	2,581	100.4160	105.44	272,141	2014	2014		0	0	5.10	94.90	
1 SINGLE FAM			100% - 2023			Heated Area: 2270			HX Base Yr 2023				



77033 COBBLESTONE DR, YULEE	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				258,262	
TOTAL MARKET OB/XF VALUE				47,500	
TOTAL LAND VALUE - MARKET				54,000	
TOTAL MARKET VALUE				359,762	
SOH/AGL Deduction				13,120	
ASSESSED VALUE				346,642	
TOTAL EXEMPTION VALUE		VX HX HB		56,411	
BASE TAXABLE VALUE				290,231	
TOTAL JUST VALUE				359,762	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				338,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632525	SWIM POOL	29,918	06/01/2016
B1328082	CO ISSUED	0	04/22/2014
B1328082	NEW CONSTR	255,684	12/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2523/0326	11/30/2021	WD	Q	I	01	375,000	
GRANTOR: OPENDOOR PROPERTY C L							
GRANTEE: WALSINGHAM REX E &							
2488/0791	8/12/2021	WD	U	I	37	367,700	
GRANTOR: CAVINESS MATTHEW & CA							
GRANTEE: OPENDOOR PROPERTY C							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2014] W20 USP=[YR=2014] N10 W18 S10 E18\$ W18 S23 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E17 N5 W17 S5\$ N13 W21\$ E21 S8 E17 N31\$ PTR= E20 FUS=[YR=2014] E40 S32 W10 N1 W20 S1 W10 N32\$ W20\$.																