LOT 194
IN OR 1766/1887
TIMBER CREEK PLANTATION #3

DAVIS RYAN C & AMY CATHERINE S
77117 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

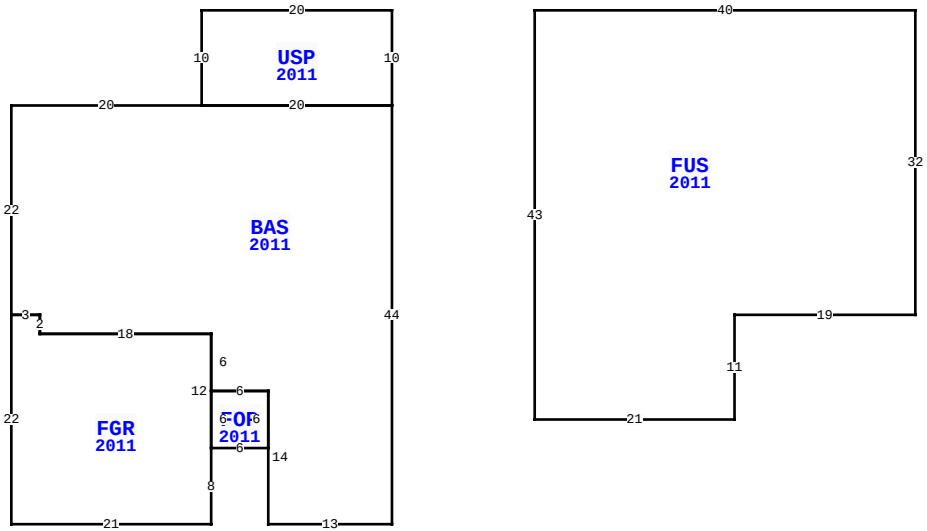
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,250	100	2011	1,250	119,371
FGR	426	55	2011	234	22,346
FOP	36	30	2011	11	1,050
FUS	1,511	100	2011	1,511	144,296
USP	200	30	2011	60	5,730
TOTALS	3,423			3,066	292,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	97.4280	102.30	313,652	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 100% - 2012 Heated Area: 2761 HX Base Yr 2012



77117 COBBLESTONE DR, YULEE

BLD DATE	11/30/2011 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		292,794
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		346,794
SOH/AGL Deduction		145,548
ASSESSED VALUE		201,246
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,835
TOTAL JUST VALUE		346,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25160	CO ISSUED	0	11/29/2011
E23893	NEW CONSTR	0	10/01/2011
M16610	H/AC	0	10/01/2011
P14998	NEW CONSTR	0	09/01/2011
B25160	NEW CONSTR	293,875	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1766/1887	11/29/2011	WD	Q	I	02	164,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS RYAN C & AMY						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S22 FGR=[YR=2011] S22 E21 N8 FOP=[YR=2011] E6 N6 W6 S6$ N12W18 N2 W3$ E3 S2 E18 S6 E6 S14 E13 N44 W20$ E20 N10$ PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43$W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 PRINTED 07/09/2026 BY SYS