LOT 200
TIMBER CREEK PLANTATION #3
PB 7/302

HERNANDEZ CESAR ARMANDO L/GAMIZ MARIA PAZ CASTANED
77177 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0200-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

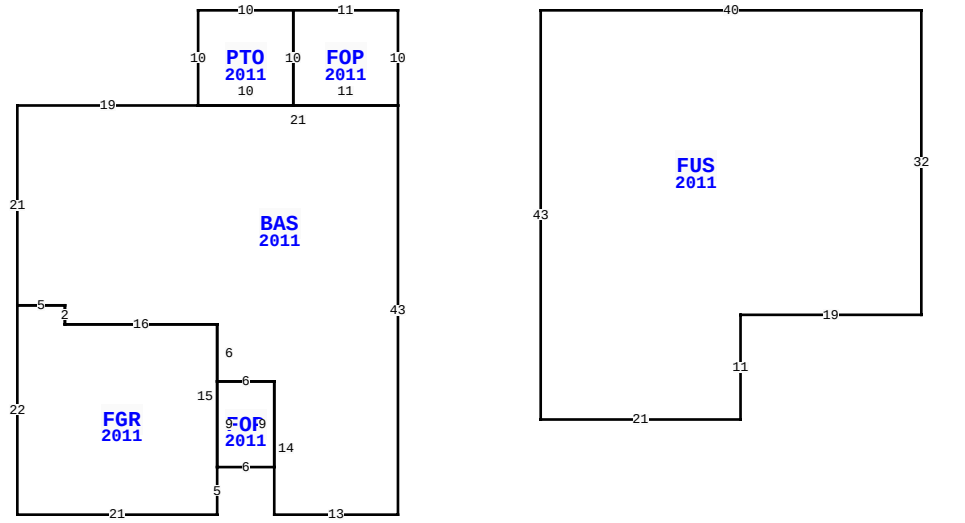
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
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	1,206	100	2011	1,206	120,886
FGR	430	55	2011	236	23,656
FOP	54	30	2011	16	1,604
FOP	110	30	2011	33	3,308
FUS	1,511	100	2011	1,511	151,458
PTO	100	5	2011	5	502
TOTALS	3,411			3,007	301,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,007	102.2120	107.32	322,711	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2022 Heated Area: 2717 HX Base Yr 2022



77177 COBBLESTONE DR, YULEE

BLD DATE	11/02/2011 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		301,412
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		355,412
SOH/AGL Deduction		51,107
ASSESSED VALUE		304,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,894
TOTAL JUST VALUE		355,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24940	CO ISSUED	0	11/01/2011
E23761	NEW CONSTR	0	08/01/2011
M16484	H/AC	0	08/01/2011
P14888	NEW CONSTR	0	07/01/2011
B24940	NEW CONSTR	291,434	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1265	2/26/2021	WD	U	I	37	200,000
GRANTOR: TA INDUSTRIES INC						
GRANTEE: HERNANDEZ CESAR ARM						
1986/1515	6/15/2015	WD	Q	I	01	200,000
GRANTOR: BENNETT ELIJAH L & CR						
GRANTEE: TA INDUSTRIES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W11 PTO=[YR=2011] W10 S10 BAS=[YR=2011] W19 S21 FGR=[YR=2011] S22 E21 N5 FOP=[YR=2011] E6 N9 W6S9$ N15 W16 N2 W5$E5 S2 E16 S6 E6 S14 E13 N43 W21$ E10 N10$ S10 E11 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