LOT 207
TIMBER CREEK PLANTATION #3
PB 7/302

PASLEY JARROD
77215 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0207-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

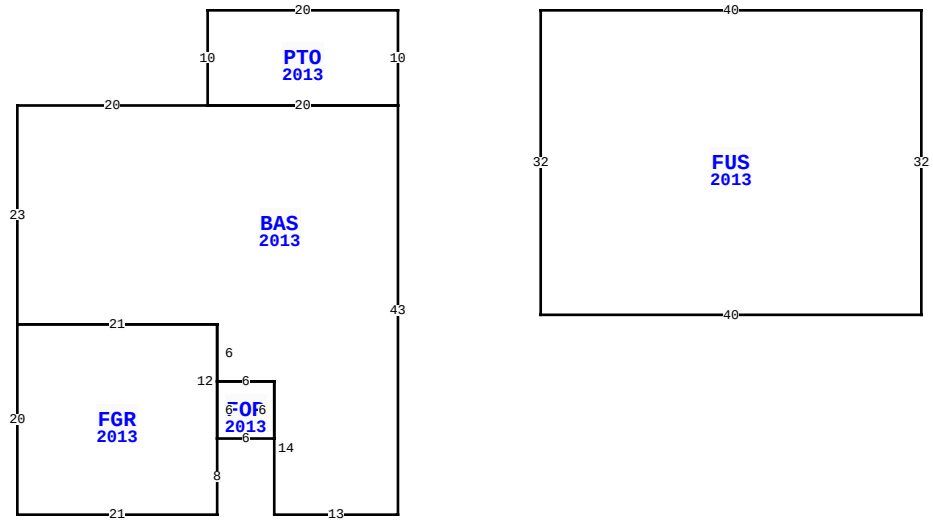
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2013	1,216	125,586
FGR	420	55	2013	231	23,857
FOP	36	30	2013	11	1,136
FUS	1,280	100	2013	1,280	132,196
PTO	200	5	2013	10	1,033
TOTALS	3,152			2,748	283,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	104.6400	109.87	301,923	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2496 HX Base Yr



77215 COBBLESTONE DR, YULEE

BLD DATE		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		283,808
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		337,808
SOH/AGL Deduction		4,382
ASSESSED VALUE		333,426
TOTAL EXEMPTION VALUE	13	333,426
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		337,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316302	NEW CONSTR	0	01/01/2013
B1226643	NEW CONSTR	277,159	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1837	5/05/2020	WD	Q	I	01	264,000
GRANTOR: RUCK LUIS M & KIRA L						
GRANTEE: PASLEY JARROD						
2126/1783	6/06/2017	WD	Q	I	01	215,000
GRANTOR: DAVIS CHAD E & CHRIST						
GRANTEE: RUCK LUIS M & KIRA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W20 S10 BAS=[YR=2013] W20 S23 FGR=[YR=2013] S20 E21 N8 FOP=[YR=2013] E6 N6 W6 S6$ N12 W21$ E21 S6 E6 S14 E13 N43 W20$ E20 N10$ PTR=E15 FUS=[YR=2013] E40 S32 W40 N32$ 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