LOT 213
TIMBER CREEK PLANTATION #3
PB 7/302

BERTERA HEATHER
77277 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0213-0000

BUILDING CHARACTERISTICS

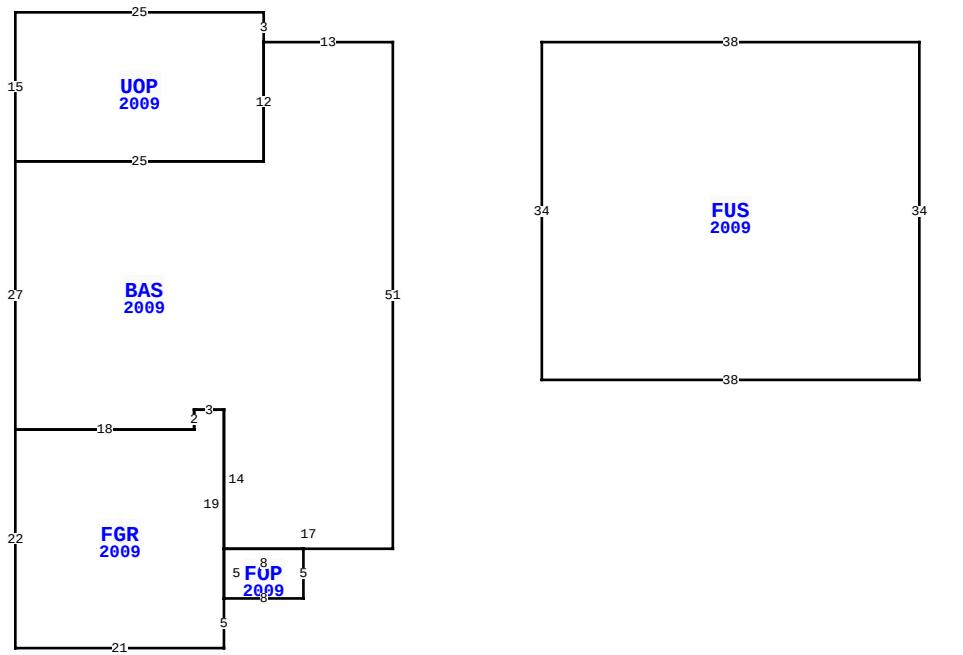
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,380	100	2009	1,380	128,838
FGR	468	55	2009	257	23,994
FOP	40	30	2009	12	1,120
FUS	1,292	100	2009	1,292	120,623
UOP	375	20	2009	75	7,002
TOTALS	3,555			3,016	281,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	96.2320	101.04	304,737	2009	2009	0	0	0	7.60	92.40

1 SINGLE FAM 100% - 2020 Heated Area: 2672 HX Base Yr 2020



77277 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,577
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		335,577
SOH/AGL Deduction		121,679
ASSESSED VALUE		213,898
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,487
TOTAL JUST VALUE		335,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003391	PATIO COVER ON EX	12,037	03/25/2024
C22724	CO ISSUED	0	11/01/2009
E22097	ELEC OTHER	1,500	09/01/2009
M14815	MECH OTHER	0	09/01/2009
P13875	OTHER	0	08/01/2009
B22724	NEW CONSTR	222,882	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0400	7/27/2020	WD	U	I	11	97,600
GRANTOR: BERTERA HEATHER & BEN						
GRANTEE: BERTERA HEATHER						
2313/1424	10/07/2019	WD	Q	I	02	246,500
GRANTOR: SALEREAL ESTATE CAPIT						
GRANTEE: BERTERA HEATHER & B						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W13 S12 W25 S27 E18 N2 E3 S14 E17 N51 $
FUS=[YR=2009;ORIG=15,0] E38 S34 W38 N34 $
FGR=[YR=2009;ORIG=-38,39] S22 E21 N5 N19 W3 S2 W18 $
UOP=[YR=2009;ORIG=-13,-3] W25 S15 E25 N12 N3 $
FOP=[YR=2009;ORIG=-17,56] E8 N5 W8 S5 $
PTR=[ORIG=0,0] E15 W15 $
.

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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS