LOT 214
IN OR 2132/1983
TIMBER CREEK PLANTATION #3

GONZALEZ AMANDA LEE
77287 COBBLESTONE DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0214-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

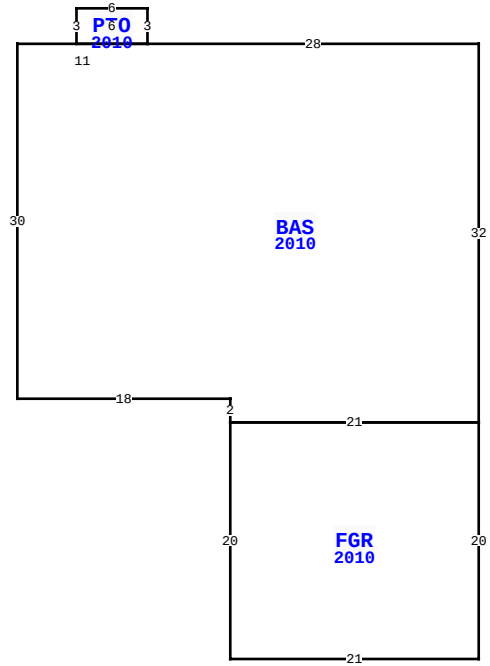
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	2010	1,212	135,052
FGR	420	55	2010	231	25,740
PTO	18	5	2010	1	111
TOTALS	1,650			1,444	160,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	114.2960	120.01	173,294	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 100% - 2018 Heated Area: 1212 HX Base Yr 2018



77287 COBBLESTONE DR, YULEE

BLD DATE	08/16/2010 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		160,903
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		214,903
SOH/AGL Deduction		78,271
ASSESSED VALUE		136,632
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,221
TOTAL JUST VALUE		214,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23393	CO ISSUED	0	05/24/2010
E22523	ELEC OTHER	0	03/01/2010
B23393	NEW CONSTR	162,205	03/01/2010
P14202	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2132/1983	6/28/2017	WD	Q	I	01	155,000
GRANTOR: MCWHORTER TERRY JR						
GRANTEE: GONZALEZ AMANDA LEE						
1687/0791	6/28/2010	WD	Q	I	01	133,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MCWHORTER TERRY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W28 PTO=[YR=2010] N3 W6S3 E6$ W11 S30 E18 S2
FGR=[YR=2010] S20 E21 N20 W21$ E21 N32$.

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