

HAWBAKER CODY & CARA
77309 COBBLESTONE DR
YULEE, FL 32097

11-2N-26-2052-0216-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
Exterior Wall	16	WD FR STUC 100	TYPE		0100	MDL	01	EFF. AREA	2,096	TOT ADJ PTS	109.6620	EFF. BASE RATE	115.15	REPL. COST NEW	241,354	AYB	2009	EYB	2009	ECON	0	FNCT	0	NORM	8.00	% COND	92.00	VALUATION BY		STANDARD															
Roof Structur	03	GABLE/HIP 100	1		SINGLE FAM		0% - 0		Heated Area: 1856										HX Base Yr																										
Roof Cover	03	COMP SHNGL 100	2		9		8		2.9		11		5		3		6		3		5		10		5		40		BAS 2009																
Interior Wall	05	DRYWALL 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Interior Floo	14	CARPET 70	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Interior Floo	11	CLAY TILE 30	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Air Condition	03	CENTRAL 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Heating Type	04	AIR DUCTED 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Bedrooms		3 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Bathrooms		2 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Frame	02	WOOD FRAME 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Stories	1.	1. 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Units	0	0 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
Occupancy	00	NONE 100	2		9		11		5		3		6		3		5		10		5		40		52		20		FGR 2009																
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			1,856	100	2009	1,856	196,621	FGR			426	55	2009	234	24,789	FOP			16	30	2009	5	530	PTO			18	5	2009	1	106														
TOTALS			2,316	2,096			222,046	77309 COBBLESTONE DR, YULEE			BLD DATE			01/20/2010	KK	LGL DATE			04/09/2026	MLU	EXTRA FEATURES			TOTAL OB/XF			0																		
L N			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 NOTES			BUILDING DIMENSIONS																	
BAS=[YR=2009]			W5	PTO=[YR=2009]			N3	W6	S3	E6\$	W10	N5	W11	U2	L2	W8	D2	L2	W2	S40	FGR=[YR=2009]	S20	E21	N20	W7	N2	W3	S2	W11\$	E11	N2	E3	S2	E7	S16	E2	FOP=[YR=2009]	S4	E4	N4	W4\$	E4	S1	E13	N52\$.
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																						