LOT 217
TIMBER CREEK PLANTATION #3
PB 7/302

TAYLOR MICHELE P
77317 COBBLESTONE DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-2052-0217-0000**

## 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 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

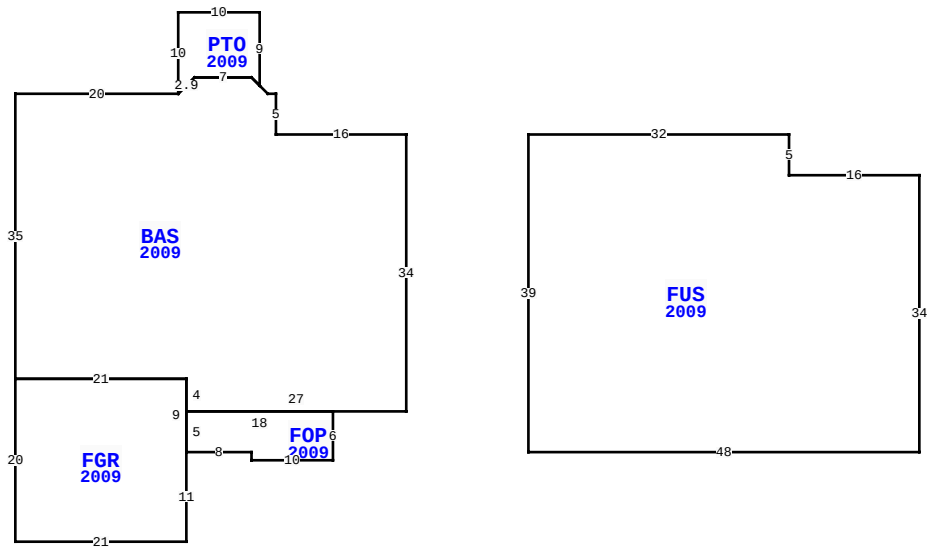
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,726 | 100 | 2009 | 1,726 | 166,414 |
| FGR | 420 | 55 | 2009 | 231 | 22,272 |
| FOP | 100 | 30 | 2009 | 30 | 2,892 |
| FUS | 1,792 | 100 | 2009 | 1,792 | 172,778 |
| PTO | 83 | 5 | 2009 | 4 | 385 |
| TOTALS | 4,121 | | | 3,783 | 364,741 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,783 | 99.8100 | 104.80 | 396,458 | 2009 | 2009 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 3518 HX Base Yr




77317 COBBLESTONE DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 08/03/2009 KK | 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 | | 364,741 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 418,741 |
| SOH/AGL Deduction | | 8,398 |
| ASSESSED VALUE | | 410,343 |
| TOTAL EXEMPTION VALUE | 13 | 410,343 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 418,741 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,549 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22110 | CO ISSUED | 0 | 03/23/2009 |
| E21498 | ELEC OTHER | 1,500 | 12/01/2008 |
| M14299 | MECH OTHER | 0 | 12/01/2008 |
| R11671 | REPAIR/RRF | 2,000 | 12/01/2008 |
| B22110 | NEW CONSTR | 266,970 | 12/01/2008 |
| P13588 | OTHER | 0 | 12/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2733/454 | 8/21/2024 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR MICHELE PATRIC | | | | | | |
| GRANTEE: TAYLOR MICHELE PATR | | | | | | |
| 2122/1204 | 12/21/2016 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR KEITH D | | | | | | |
| GRANTEE: WAY MICHELE P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W16 N5 W1 U1 L1 PTO=[YR=2009] N9 W10 S10 U2 R2 E7 D1 R1 $ U1 L1 W7 D2 L2 W20 S35 FGR=[YR=2009] S20 E21 N11 FOP=[YR=2009] E8 S1 E10 N6 W18 S5$ N9 W21$ E21 S4 E27 N34$ PTR= E15 FUS=[YR=2009] E32 S5 E16 S34 W48 N39$ W15$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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