LOT 221
IN OR 1640/51
TIMBER CREEK PLANTATION #3

PIRIE JAMES & SANDRA
77357 COBBLESTONE DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0221-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

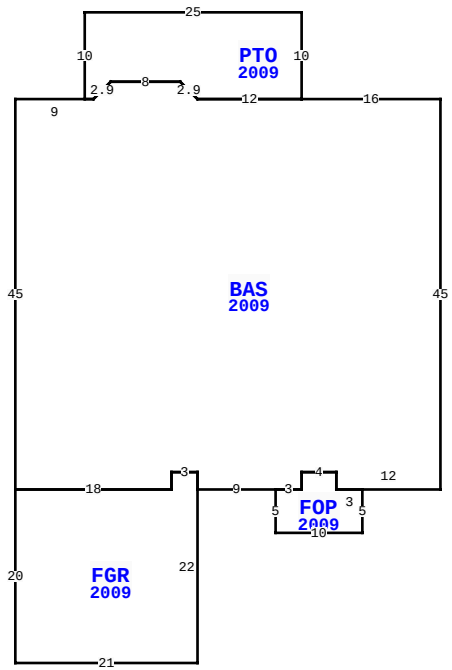
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,211	100	2009	2,211	227,395
FGR	426	55	2009	234	24,066
FOP	58	30	2009	17	1,748
PTO	230	5	2009	12	1,234
TOTALS	2,925			2,474	254,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	106.4640	111.79	276,568	2009	2009	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2013 Heated Area: 2211 HX Base Yr 2013



77357 COBBLESTONE DR, YULEE

BLD DATE	01/20/2010 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		254,443
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		308,443
SOH/AGL Deduction		132,251
ASSESSED VALUE		176,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,781
TOTAL JUST VALUE		308,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22547	CO ISSUED	0	09/03/2009
B22547	NEW CONSTR	190,608	06/01/2009
M14635	MECH OTHER	0	06/01/2009
P13803	OTHER	0	06/01/2009
R11910	REPAIR/RRF	2,000	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1640/0051	9/10/2009	WD	Q	I	01	198,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PIRIE JAMES & SANDR						
1619/0329	5/06/2009	WD	U	V	30	40,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 PTO=[YR=2009] N10 W25 S10 E1 U2 R2 E8 D2 R2 E12$ W12 U2 L2 W8 D2 L2 W9 S45 FGR=[YR=2009] S20 E21 N22 W3 S2 W18 $ E18 N2 E3 S2 E9 FOP=[YR=2009] S5 E10 N5 W3 N2 W4 S2 W3$ E3 N2 E4 S2 E12 N45$.

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