LOT 223
TIMBER CREEK PLANTATION #3
PB 7/302

HARRISON ESTHER JEAN
77377 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0223-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

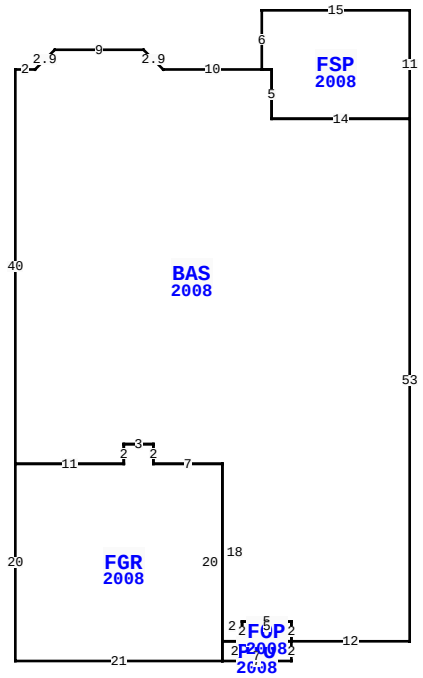
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,878	100	2008	1,878	194,176
FGR	426	55	2008	234	24,194
FOP	10	30	2008	3	310
FSP	160	40	2008	64	6,617
PTO	14	5	2008	1	104
TOTALS	2,488			2,180	225,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	107.2120	112.57	245,403	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2025 Heated Area: 1878 HX Base Yr 2025



77377 COBBLESTONE DR, YULEE

BLD DATE	02/12/2009 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		225,403
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		282,553
SOH/AGL Deduction		0
ASSESSED VALUE		282,553
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		226,142
TOTAL JUST VALUE		282,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21300	NEW CONSTR	1,500	10/01/2008
M14173	H/AC	0	10/01/2008
P13473	OTHER	0	09/01/2008
C21791	CO ISSUED	0	08/01/2008
R11476	REPAIR/RRF	2,000	08/01/2008
B21791	NEW CONSTR	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/571	1/26/2024	WD	Q	I	02	325,000
GRANTOR: VALENTEEN ZACKERY D &						
GRANTEE: HARRISON ESTHER JEA						
2450/0592	4/01/2021	WD	Q	I	01	285,000
GRANTOR: SHIPLEY AMANDA J & ZA						
GRANTEE: VALENTEEN ZACKERY D						

BUILDING NOTES

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-15,6] W10 U2L2 W9 D2L2 W2 S40 E11 N2 E3 S2 E7 S18 E2 N2 E5 S2 E12 N53 W14 N5 W1 $
FGR=[YR=2008;ORIG=-40,46] S20 E21 N20 W7 N2 W3 S2 W11 $
FSP=[YR=2008;ORIG=0,0] W15 S6 E1 S5 E14 N11 $
PTO=[YR=2008;ORIG=-19,66] E7 N2 W7 S2 $
FOP=[YR=2008;ORIG=-12,64] N2 W5 S2 E5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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