LOT 225
TIMBER CREEK PLANTATION #3
PB 7/302

MUDD GABRIEL & ALEXANDREA
77393 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0225-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

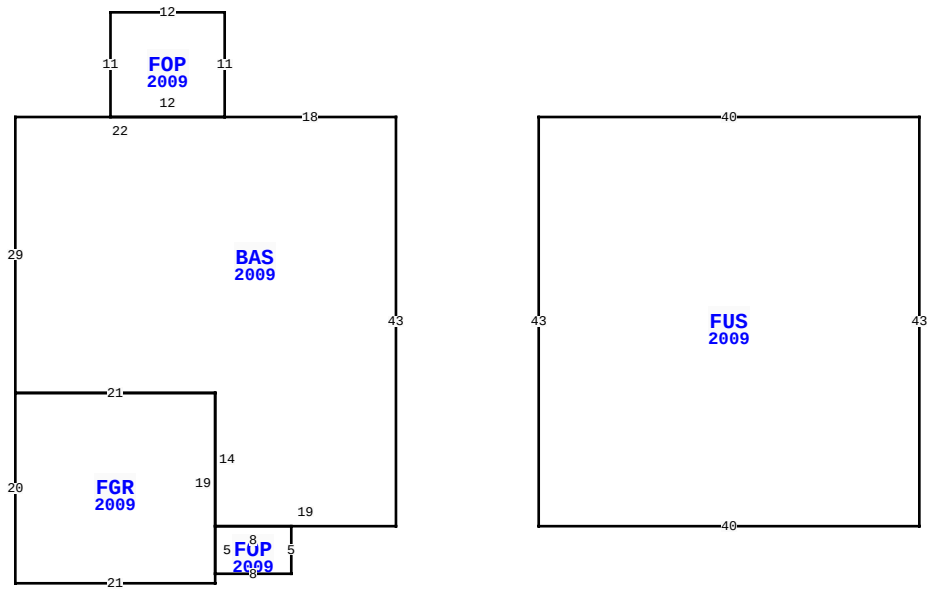
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,426	100	2009	1,426	140,013
FGR	420	55	2009	231	22,681
FOP	40	30	2009	12	1,179
FOP	132	30	2009	40	3,927
FUS	1,720	100	2009	1,720	168,880
TOTALS	3,738			3,429	336,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,429	101.4760	106.55	365,360	2009	2009	0	0	0	7.85	92.15

1 SINGLE FAM 100% - 2025 Heated Area: 3146 HX Base Yr 2025



77393 COBBLESTONE DR, YULEE

BLD DATE	08/04/2009 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		336,679
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		390,679
SOH/AGL Deduction		0
ASSESSED VALUE		390,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,268
TOTAL JUST VALUE		390,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22145	CO ISSUED	0	04/14/2009
E21559	ELEC OTHER	1,500	01/01/2009
M14351	MECH OTHER	0	01/01/2009
P13628	OTHER	0	01/01/2009
R11693	REPAIR/RRF	2,000	12/01/2008
B22145	NEW CONSTR	241,428	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0776	6/01/2021	WD	Q	I	01	335,000
GRANTOR: CONRADE DANIEL C & KE						
GRANTEE: MUDD GABRIEL & ALEX						
2273/0127	5/02/2019	WD	Q	I	01	281,000
GRANTOR: RADER DAVID L JR						
GRANTEE: CONRADE DANIEL C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W18 FOP=[YR=2009] N11 W12 S11 E12$ W22 S29 FGR=[YR=2009] S20 E21 N1 FOP=[YR=2009] E8 N5 W8 S5$ N19 W21$ E21 S14 E19 N43$ PTR= E15 FUS=[YR=2009] E40 S43 W40 N43$ W15$.

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