LOT 192
IN OR 1823/265
TIMBER CREEK PLANTATION #3

LOVETT KIMBERLY O
77097 COBBLESTONE DR
YULEE, FL 32097

2023

11-2N-26-2052-0192-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

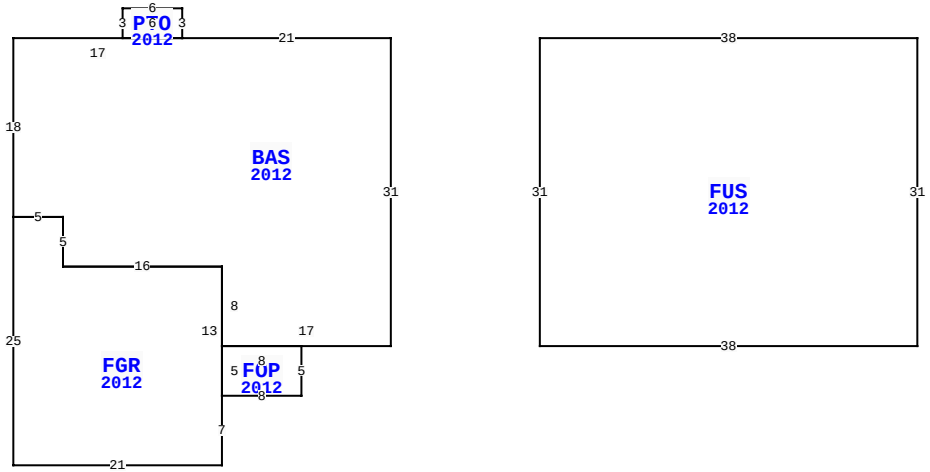
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	985	95,587
FGR	445	55	245	23,776
FOP	40	30	12	1,165
FUS	1,178	100	1,178	114,316
PTO	18	5	1	97
TOTALS	2,666		2,421	234,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	113.1900	102.15	247,305	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2163 HX Base Yr 2013



77097 COBBLESTONE DR, YULEE

BLD DATE	10/24/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,940
TOTAL MARKET OB/XF VALUE		3,211
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		293,151
SOH/AGL Deduction		124,801
ASSESSED VALUE		168,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,350
TOTAL JUST VALUE		293,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226204	CO ISSUED	0	10/25/2012
E25357	NEW CONSTR	0	08/01/2012
M17544	H/AC	0	08/01/2012
B26204	NEW CONSTR	235,934	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0265	11/05/2012	WD	Q	I	02	165,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LOVETT KIMBERLY O						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 PTO=[YR=2012] N3 W6 S3 E6$ W17 S18 FGR=[YR=2012] S25 E21 N7 FOP=[YR=2012] E8 N5 W8 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2012] E38 S31 W38 N31$ 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
1	0811	CONCRETE B	0	100	0	0	597.00	SF	5.20	5.20	100	2012	2012	3	94	2,918	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2012	2012	3	94	293	

LAND DESCRIPTION

TOTAL OB/XF 3,211

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS