

LOT 208
IN OR 2308/875
TIMBER CREEK PLANTATION #3

KINSEY JASON R & CHASITY
77225 COBBLESTONE DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0208-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	985	95,662
FGR	445	55	245	23,794
FOP	40	30	12	1,166
FUS	1,178	100	1,178	114,406
PTO	120	5	6	582
TOTALS	2,768		2,426	235,610

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,426	108.2900	102.88	249,587	2011	2011	0	0	5.60	94.40	
1 SINGLE FAM - 100% - 2021 Heated Area: 2163 HX Base Yr 2021												

77225 COBBLESTONE DR, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
618.00	SF	5.20	5.20	100	2011	2011	3	92	2,957				

TOTAL OB/XF												
2,957												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,610	
TOTAL MARKET OB/XF VALUE		2,957	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		293,567	
SOH/AGL Deduction		82,667	
ASSESSED VALUE		210,900	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		160,900	
TOTAL JUST VALUE		293,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25090	CO ISSUED	0	11/28/2011
E23880	NEW CONSTR	0	10/01/2011
M16599	H/AC	0	10/01/2011
P14964	NEW CONSTR	0	09/01/2011
B25090	NEW CONSTR	231,526	09/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2308/0875	9/26/2019	WD	Q	I	01
GRANTOR: HARRIS CHRISTOPHER &					
GRANTEE: KINSEY JASON R & CH					
1995/1710	8/06/2015	WD	Q	I	02
GRANTOR: BROWN MARCUS S & CHRI					
GRANTEE: HARRIS CHRISTOPHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W18 PTO=[YR=2021] N10 W12 S10 E12 \$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5 \$ N13 W16 N5 W5 \$ E5 S5 E16 S8 E17 N31 \$ PTR= E30 FUS=[YR=2011] E38 S31 W38 N31 \$ W30 \$.									