LOT 73
IN OR 1859/149
TIMBER CREEK PLANTATION #3

KIMBLE CONSULTING LLC
2137 EAST MILLSTREAM LN
SALT LAKE CITY, UT 84109

2025

11-2N-26-2052-0073-0000

BUILDING CHARACTERISTICS

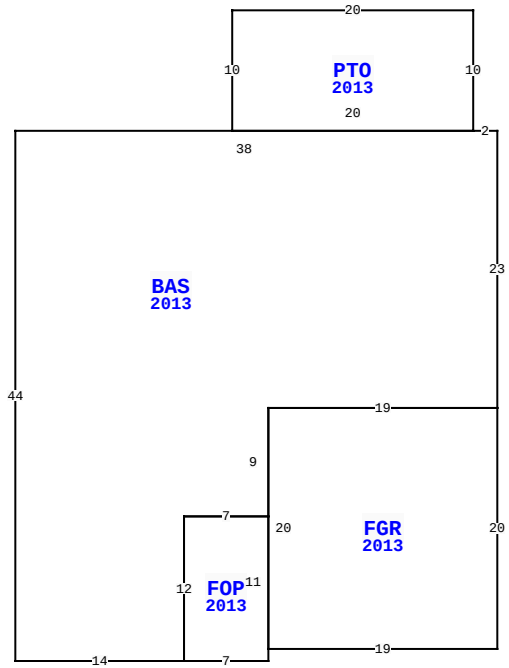
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,277	100	2013	1,277	135,780
FGR	380	55	2013	209	22,222
FOP	84	30	2013	25	2,659
PTO	200	5	2013	10	1,063
TOTALS	1,941			1,521	161,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	112.0980	112.10	170,504	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 0 Heated Area: 1277 HX Base Yr



77216 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,723
TOTAL MARKET OB/XF VALUE	3,778
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	220,501
SOH/AGL Deduction	3,889
ASSESSED VALUE	216,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,612
TOTAL JUST VALUE	220,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226710	CO ISSUED	0	04/09/2013
P1316294	NEW CONSTR	0	01/01/2013
B1226710	NEW CONSTR	151,506	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2181/0010	2/05/2018	QC	U	I	11	100
GRANTOR: NISSEN DEANNA L						
GRANTEE: KIMBLE CONSULTING L						
1859/0149	5/28/2013	WD	Q	I	02	138,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KIMBLE CONSULTING L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 PTO=[YR=2013] N10 W20 S10 E20$ W38 S44 E14
FOP=[YR=2013] E7 N1 FGR=[YR=2013] E19 N20 W19 S20$ N11 W7
S12$ N12 E7 N9 E19 N23$.

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	0810	CONCRETE A	0	0	0	0	625.00	SF	6.50	6.50	100	2013	2013	3	93	3,778	

LAND DESCRIPTION

TOTAL OB/XF 3,778

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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS