LOT 187
TIMBER CREEK PLANTATION #3
PB 7/302

ASHE KEVIN & LEEANNE
77021 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0187-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

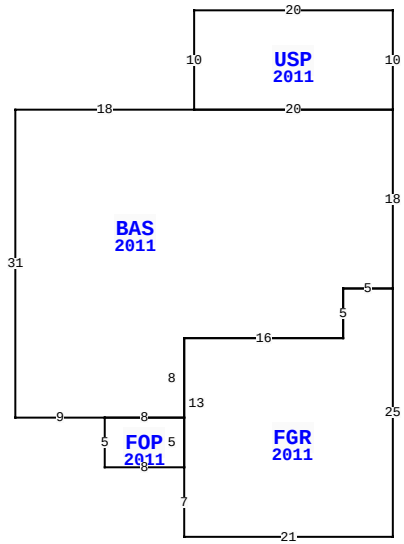
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

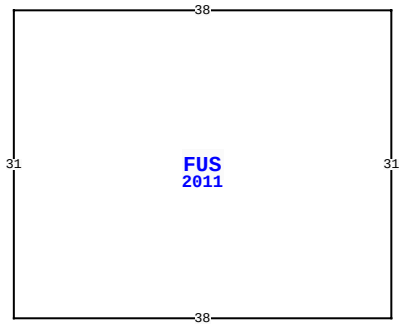
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	2011	985	94,865
FGR	445	55	2011	245	23,596
FOP	40	30	2011	12	1,155
FUS	1,178	100	2011	1,178	113,452
USP	200	30	2011	60	5,778
TOTALS	2,848			2,480	238,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	102.6240	102.62	254,498	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2163 HX Base Yr 2022





77021 COBBLESTONE DR, YULEE

BLD DATE	07/26/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,846
TOTAL MARKET OB/XF VALUE		8,211
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,057
SOH/AGL Deduction		54,818
ASSESSED VALUE		247,239
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,517
TOTAL JUST VALUE		302,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001472	ADDITION	5,988	01/25/2022
C24153	CO ISSUED	0	02/14/2011
E23137	NEW CONSTR	0	12/01/2010
M15827	H/AC	0	12/01/2010
P14541	NEW CONSTR	0	12/01/2010
B24153	NEW CONSTR	233,217	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1126	10/08/2021	WD	Q	I	01	318,000
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: ASHE KEVIN & LEEANN						
2504/0434	10/08/2021	WD	U	I	11	100
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: ASHE KEVIN & LEEANN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2011;ORIG=15,0] E38 S31 W38 N31 $
BAS=[YR=2011;ORIG=-20,10] W18 S31 E9 E8 N8 E16 N5 E5 N18 W20 $
FGR=[YR=2011;ORIG=-21,46] S7 E21 N25 W5 S5 W16 S13 $
USP=[YR=2011;ORIG=0,0] W20 S10 E20 N10 $
FOP=[YR=2011;ORIG=-29,41] S5 E8 N5 W8 $
PTR=[ORIG=0,0] E15 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	614.00	SF	5.20	5.20	100	2011	2011	3	91	2,905	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	91	284	
3	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2019	2019	3	94	1,203	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
5	0911	SCRN RM A	0	100	20	10	200.00	SF	17.50	17.50	100	2022	2022	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 8,211

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	RES	100	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 07/13/2022 BY TWWW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS