

LOT 189
TIMBER CREEK PLANTATION #3
PB 7/302

VESSEL RANDY E & JENNIFER L
77041 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0189-0000



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	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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	1,076	100	2013	1,076	107,637
FGR	441	55	2013	243	24,309
FOP	61	30	2013	18	1,800
FUS	1,280	100	2013	1,280	128,044
PTO	100	5	2013	5	500

TOTALS	2,958			2,622	262,289
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50
2	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	845.00	SF	10.00
4	1076	TRELLIS A	0	100	25	8	200.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2022 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,622	105.4080	105.41	276,385	2013	2013	0	0	0	5.10	94.90	
1 SINGLE FAM - 100% - 2023 Heated Area: 2356 HX Base Yr 2023													

77041 COBBLESTONE DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	100	0	0	544.00	SF	6.50	6.50	100	2013	2013	3	93	3,288	
2	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2016	2016	3	78	27,846	
3	0855	CONC PAVER	0	100	0	0	845.00	SF	10.00	10.00	100	2016	2016	3	95	8,028	
4	1076	TRELLIS A	0	100	25	8	200.00	SF	7.50	7.50	100	2018	2018	3	84	1,260	

TOTAL OB/XF										40,422							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										262,289			
TOTAL MARKET OB/XF VALUE										40,422			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										357,711			
SOH/AGL Deduction										497			
ASSESSED VALUE										357,214			
TOTAL EXEMPTION VALUE										55,722			
BASE TAXABLE VALUE										301,492			
TOTAL JUST VALUE										357,711			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										347,147			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632809	SWIM POOL	40,000	08/01/2016
B1327515	CO ISSUED	0	11/12/2013
B1327515	NEW CONSTR	268,320	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2557/0056	4/14/2022	WD	Q	I	01	447,000	
GRANTOR:CRESSEY SHAWN & MOLLI							
GRANTEE: VESSEL RANDY EUGENE							
1889/1594	11/11/2013	SW	Q	I	02	183,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: CRESSEY SHAWN & MOL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2013] W10 S10 BAS=[YR=2013] W18 N4 W12 S25									
FGR=[YR=2013] S21 E21 N5 FOP=[YR=2013] E8 N5 W1 N3 W7 S8\$ N16									
W21\$ E21 S8 E7 S3 E12 N32 W10\$ E10 N10\$ PTR=E20 FUS=[YR=2013]									
E40 S32 W40 N32\$ W20\$.									