LOT 190
IN OR 2055/216
TIMBER CREEK PLANTATION #3

FREDENBURG KEVIN
77079 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0190-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

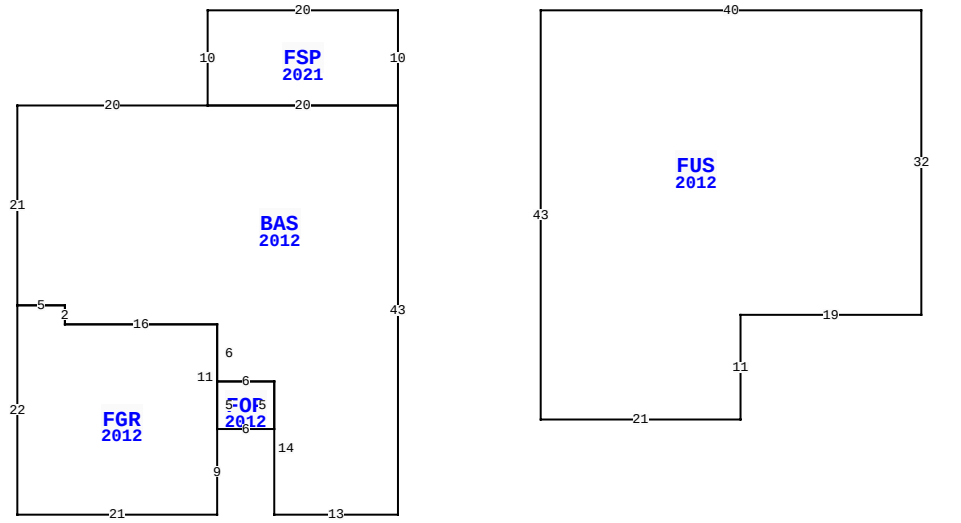
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	2012	1,206	111,596
FGR	430	55	2012	236	21,838
FOP	30	30	2012	9	833
FSP	200	40	2021	80	7,403
FUS	1,511	100	2012	1,511	139,818
TOTALS	3,377			3,042	281,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,042	98.4400	98.44	299,454	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2717 HX Base Yr 2018



77079 COBBLESTONE DR, YULEE

BLD DATE	11/09/2012 KK	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		281,487
TOTAL MARKET OB/XF VALUE		3,681
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,168
SOH/AGL Deduction		103,886
ASSESSED VALUE		236,282
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,560
TOTAL JUST VALUE		340,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226336	CO ISSUED	0	11/05/2012
P16069	NEW CONSTR	0	08/01/2012
B26336	NEW CONSTR	296,521	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0216	6/23/2016	WD	Q	I	01	253,700
GRANTOR: JENKINS BRIAN & AUTUM						
GRANTEE: FREDENBURG KEVIN						
1823/1801	11/07/2012	WD	Q	I	01	182,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JENKINS BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W20 S10 BAS=[YR=2012] W20 S21 FGR=[YR=2012] S22 E21 N9 FOP=[YR=2012] E6 N5 W6 S5$ N11 W16 N2 W5$ E5 S2 E16 S6 E6 S14 E13 N43 W20$ E20 N10$ PTR= E15 FUS=[YR=2012] E40 S32 W19 S11 W21 N43$ 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	717.00	SF	5.20	5.20	100	2012	2012	3	92	3,430	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2012	2012	3	92	251	

LAND DESCRIPTION

TOTAL OB/XF 3,681

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS