LOT 191
TIMBER CREEK PLANTATION #3
PB 7/302

VMJ ENTERPRISES LLC
P.O. BOX 17529
FERNANDINA BEACH, FL 32034

2025

11-2N-26-2052-0191-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

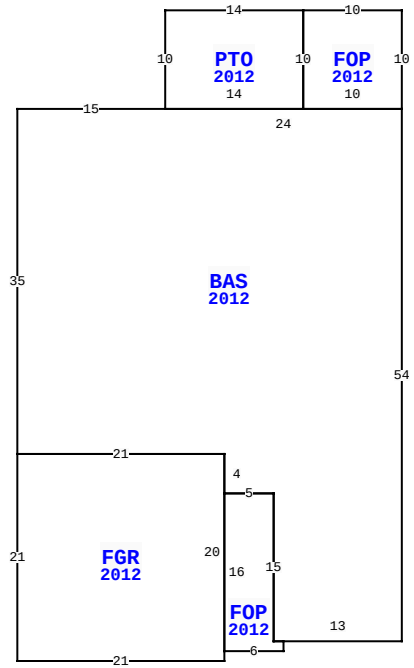
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,632	100	2012	1,632	161,308
FGR	441	55	2012	243	24,019
FOP	81	30	2012	24	2,372
FOP	100	30	2012	30	2,965
PTO	140	5	2012	7	692
TOTALS	2,394			1,936	191,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	104.7620	104.76	202,815	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 0 Heated Area: 1632 HX Base Yr



77089 COBBLESTONE DR, YULEE

BLD DATE	11/09/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,356
TOTAL MARKET OB/XF VALUE	3,218
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	249,574
SOH/AGL Deduction	2,699
ASSESSED VALUE	246,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,875
TOTAL JUST VALUE	249,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226367	CO ISSUED	0	11/01/2012
B26367	NEW CONSTR	193,574	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0820	8/23/2019	WD	Q	I	01	185,500
GRANTOR: NORTON KENNETH A & BR						
GRANTEE: VMJ ENTERPRISES LLC						
1831/0600	11/12/2012	WD	Q	I	01	145,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NORTON KENNETH A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W10 PTO=[YR=2012] W14 S10 BAS=[YR=2012] W15 S35 FGR=[YR=2012] S21 E21 N1 FOP=[YR=2012] E6 N1 W1 N15 W5 S16$ N20 W21$ E21 S4 E5 S15 E13 N54 W24$ E14 N10$ S10 E10 N10$.

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	0	0	0	639.00	SF	5.20	5.20	100	2012	2012	3	92	3,057	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2012	2012	3	92	161	

LAND DESCRIPTION

TOTAL OB/XF 3,218

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	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 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