LOT 192
IN OR 1823/265
TIMBER CREEK PLANTATION #3

LOVETT KIMBERLY O
77097 COBBLESTONE DR
YULEE, FL 32097

2025

11-2N-26-2052-0192-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

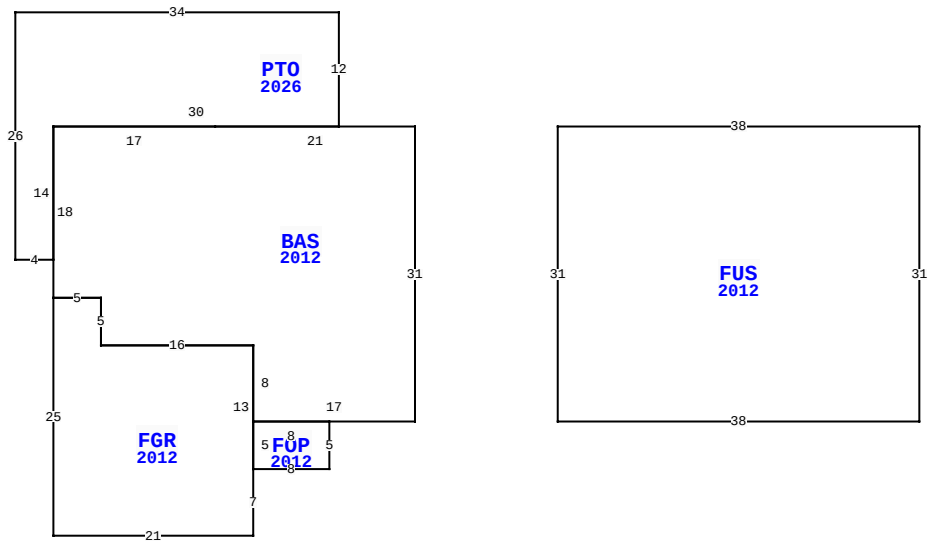
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	2012	985	104,802
FGR	445	55	2012	245	26,068
FOP	40	30	2012	12	1,277
FUS	1,178	100	2012	1,178	125,338
PTO	464	5	2026	23	2,447
TOTALS	3,112			2,443	259,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	113.1900	113.19	276,523	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2163 HX Base Yr 2013



77097 COBBLESTONE DR, YULEE

BLD DATE	10/24/2012 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		259,932
TOTAL MARKET OB/XF VALUE		3,143
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,075
SOH/AGL Deduction		139,646
ASSESSED VALUE		178,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,707
TOTAL JUST VALUE		318,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226204	CO ISSUED	0	10/25/2012
E25357	NEW CONSTR	0	08/01/2012
M17544	H/AC	0	08/01/2012
B26204	NEW CONSTR	235,934	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0265	11/05/2012	WD	Q	I	02	165,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LOVETT KIMBERLY O						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2012;ORIG=15,0] E38 S31 W38 N31 $
BAS=[YR=2012;ORIG=0,0] W21 W17 S18 E5 S5 E16 S8 E17 N31 $
FGR=[YR=2012;ORIG=-38,18] S25 E21 N7 N13 W16 N5 W5 $
FOP=[YR=2012;ORIG=-17,36] E8 N5 W8 S5 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-8,0] N12 W34 S26 E4 N14 E30 $
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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	597.00	SF	5.20	5.20	100	2012	2012	3	92	2,856	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2012	2012	3	92	287	

LAND DESCRIPTION

TOTAL OB/XF 3,143

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