LOT 208
IN OR 2308/875
TIMBER CREEK PLANTATION #3

KINSEY JASON R & CHASITY
77225 COBBLESTONE DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0208-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

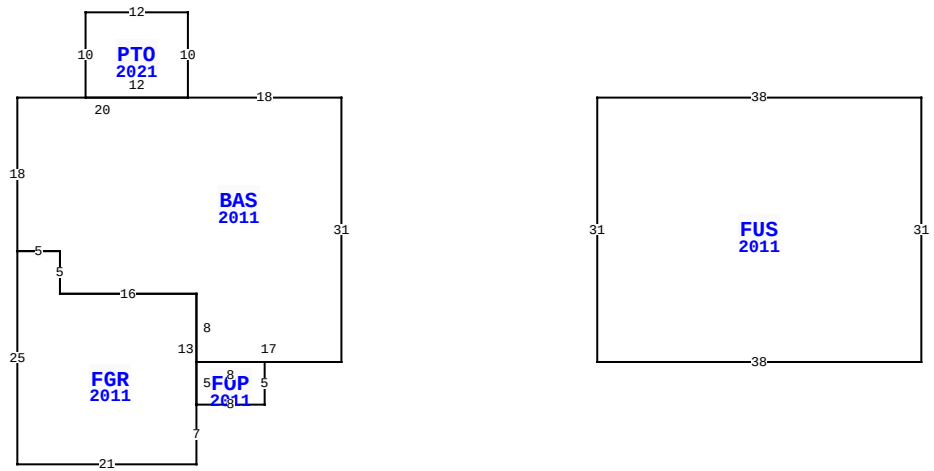
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	100,159
FGR	445	55	2011	245	24,913
FOP	40	30	2011	12	1,220
FUS	1,178	100	2011	1,178	119,784
PTO	120	5	2021	6	610
TOTALS	2,768			2,426	246,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,426	108.2900	108.29	262,712	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2163 HX Base Yr 2021



77225 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,687
TOTAL MARKET OB/XF VALUE		2,924
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,611
SOH/AGL Deduction		87,595
ASSESSED VALUE		217,016
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,294
TOTAL JUST VALUE		304,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25090	CO ISSUED	0	11/28/2011
E23880	NEW CONSTR	0	10/01/2011
M16599	H/AC	0	10/01/2011
P14964	NEW CONSTR	0	09/01/2011
B25090	NEW CONSTR	231,526	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0875	9/26/2019	WD	Q	I	01	225,000
GRANTOR: HARRIS CHRISTOPHER &						
GRANTEE: KINSEY JASON R & CH						
1995/1710	8/06/2015	WD	Q	I	02	185,600
GRANTOR: BROWN MARCUS S & CHRI						
GRANTEE: HARRIS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2021] N10 W12 S10 E12 $ W20 S18
FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5 $ N13
W16 N5 W5 $ E5 S5 E16 S8 E17 N31 $ PTR= E30 FUS=[YR=2011]
E38 S31 W38 N31 $ W30 $.

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	618.00	SF	5.20	5.20	100	2011	2011	3	91	2,924	

LAND DESCRIPTION

TOTAL OB/XF 2,924

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS