LOT 69
TIMBER CREEK PLANTATION #3
PB 7/302

CHAPMAN KENNY & LYN EVE
77170 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0069-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

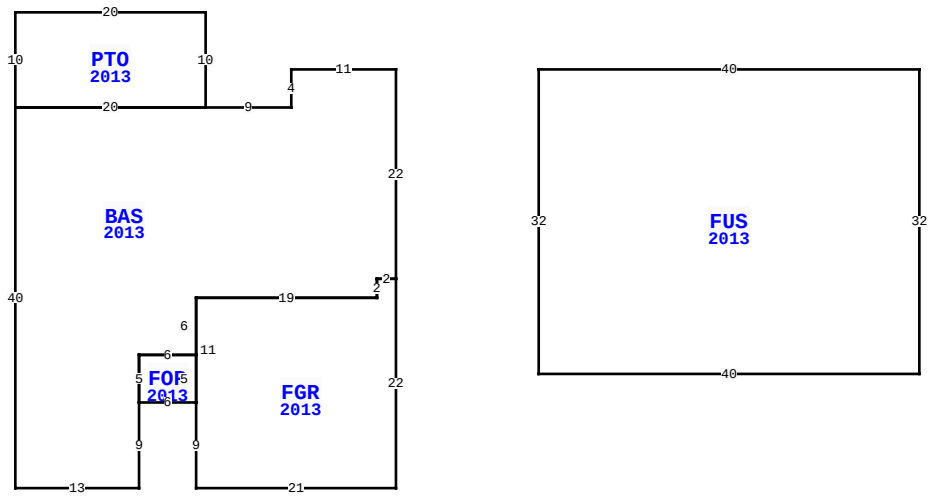
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2013	1,136	115,227
FGR	424	55	2013	233	23,634
FOP	30	30	2013	9	913
FUS	1,280	100	2013	1,280	129,834
PTO	200	5	2013	10	1,015
TOTALS	3,070			2,668	270,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	102.3360	107.45	286,677	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 0% - 2026 Heated Area: 2416 HX Base Yr



77170 COBBLESTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,623
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	324,623
SOH/AGL Deduction	0
ASSESSED VALUE	324,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,623
TOTAL JUST VALUE	324,623
NCON VALUE	12,903
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327252	CO ISSUED	0	10/28/2013
B1327452	NEW CONSTR	281,958	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/1710	2/26/2026	WD	Q	I	01	365,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: CHAPMAN KENNY & LYN						
2832/1786	12/03/2025	WD	Q	I	01	354,600
GRANTOR: MURPHY MELISSA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 S4 W9 PTO=[YR=2013] N10 W20 S10 E20$ W20 S40 E13 N9 FOP=[YR=2013] E6 FGR=[YR=2013] S9 E21 N22 W2 S2 W19 S11$ N5 W6 S5$ N5 E6 N6 E19 N2 E2 N22$ PTR=E15 FUS=[YR=2013] E40 S32 W40 N32$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS