LOT 72
IN OR 1794/52
TIMBER CREEK PLANTATION #3

KIMBLE AMY M
77204 COBBLESTONE DR
YULEE, FL 32097

2026

11-2N-26-2052-0072-0000

BUILDING CHARACTERISTICS

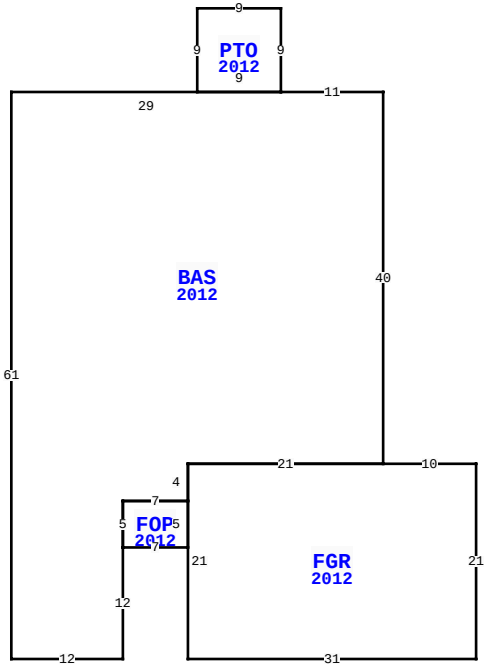
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,880	100	2012	1,880	194,082
FGR	651	55	2012	358	36,958
FOP	35	30	2012	10	1,032
PTO	81	5	2012	4	413
TOTALS	2,647			2,252	232,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	104.7620	110.00	247,720	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2017 Heated Area: 1880 HX Base Yr 2017



77204 COBBLESTONE DR, YULEE

BLD DATE	08/01/2012 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,485
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		286,485
SOH/AGL Deduction		98,531
ASSESSED VALUE		187,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,543
TOTAL JUST VALUE		286,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25630	CO ISSUED	0	05/01/2012
E24842	NEW CONSTR	0	03/01/2012
M26966	H/AC	0	03/01/2012
B25630	NEW CONSTR	218,848	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1794/0052	5/04/2012	WD	Q	I	02	157,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KIMBLE AMY M						
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

FGR=[YR=2012] W10 BAS=[YR=2012] N40 W11 PTO=[YR=2012] N9 W9 S9 E9$ W29 S61 E12 N12 FOP=[YR=2012] E7 N5 W7 S5$ N5 E7 N4 E21$ W21 S21 E31 N21$.

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	100	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