LOT 220
TIMBER CREEK PLANTATION #3
PB 7/302

BORGES JOSE
77347 COBBLESTONE DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0220-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

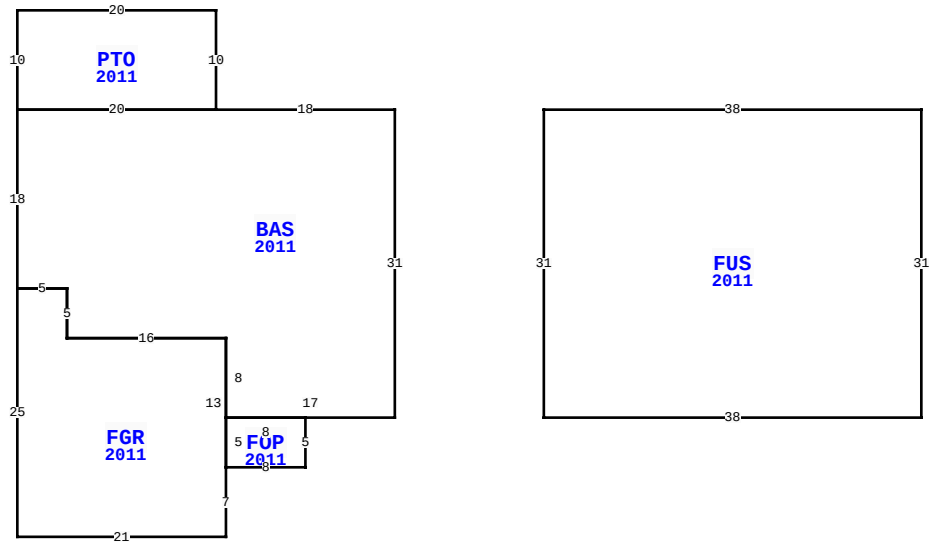
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2011	985	104,832
FGR	445	55	2011	245	26,075
FOP	40	30	2011	12	1,277
FUS	1,178	100	2011	1,178	125,373
PTO	200	5	2011	10	1,064
TOTALS	2,848			2,430	258,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	108.5840	114.01	277,044	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 0% - 2026 Heated Area: 2163 HX Base Yr



77347 COBBLESTONE DR, YULEE

BLD DATE	08/02/2011 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,621
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	312,621
SOH/AGL Deduction	0
ASSESSED VALUE	312,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,621
TOTAL JUST VALUE	312,621
NCON VALUE	12,313
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24245	CO ISSUED	0	04/05/2011
E23228	ELEC OTHER	0	02/01/2011
M15920	H/AC	0	02/01/2011
P14608	NEW CONSTR	0	01/01/2011
B24245	NEW CONSTR	234,802	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2837/1128	12/12/2025	WD	Q	I	01	350,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: BORGES JOSE						
1736/0181	4/28/2011	WD	Q	I	01	153,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMPSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20$ 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= E15 FUS=[YR=2011] E38 S31 W38 N31$ 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