LOT 224
IN OR 2113/1843
TIMBER CREEK PLANTATION #3

SAMUELSON FRANCIS & KIMBERLIE J
77387 COBBLESTONE DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0224-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

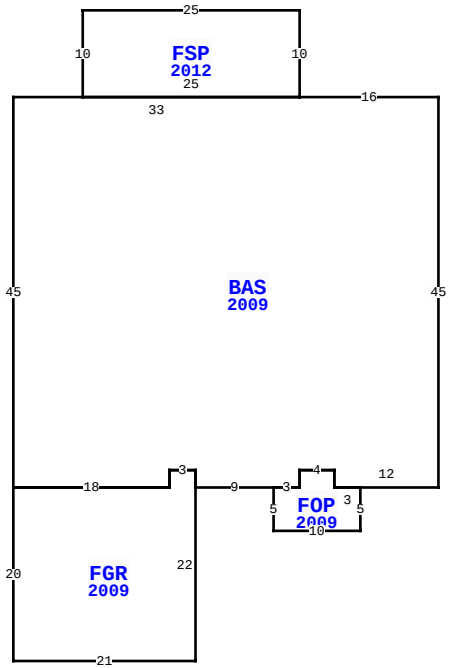
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,191	100	2009	2,191	213,953
FGR	426	55	2009	234	22,850
FOP	58	30	2009	17	1,660
FSP	250	40	2012	100	9,765
TOTALS	2,925			2,542	248,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,542	100.7040	105.74	268,791	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2018 Heated Area: 2191 HX Base Yr 2018



77387 COBBLESTONE DR, YULEE

BLD DATE	08/08/2012 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		248,228
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		302,228
SOH/AGL Deduction		94,197
ASSESSED VALUE		208,031
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		151,620
TOTAL JUST VALUE		302,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301770	REPAIR/RRF	20,000	02/08/2023
B25838	ADDITION	2,400	03/01/2012
C22336	CO ISSUED	0	06/15/2009
E21694	ELEC OTHER	1,500	03/01/2009
M14442	MECH OTHER	0	03/01/2009
P13697	OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1843	3/30/2017	WD	Q	I	01	220,000
GRANTOR: HENSIEK LEVI D &						
GRANTEE: SAMUELSON FRANCIS J						
1628/1514	6/19/2009	WD	Q	I	01	208,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HENSIEK LEVI D & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FSP=[YR=2012] N10 W25 S10 E25$ W33 S45
FGR=[YR=2009] S20 E21 N22 W3 S2W18$ E18 N2 E3 S2 E9
FOP=[YR=2009] S5 E10 N5 W3 N2 W4 S2 W3$ E3 N2 E4 S2 E12
N45$.

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