

LOT 9
IN OR 2158/1488
TIMBER CREEK PLANTATION #1

STEWART ANDREW C & DAWN M
76155 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

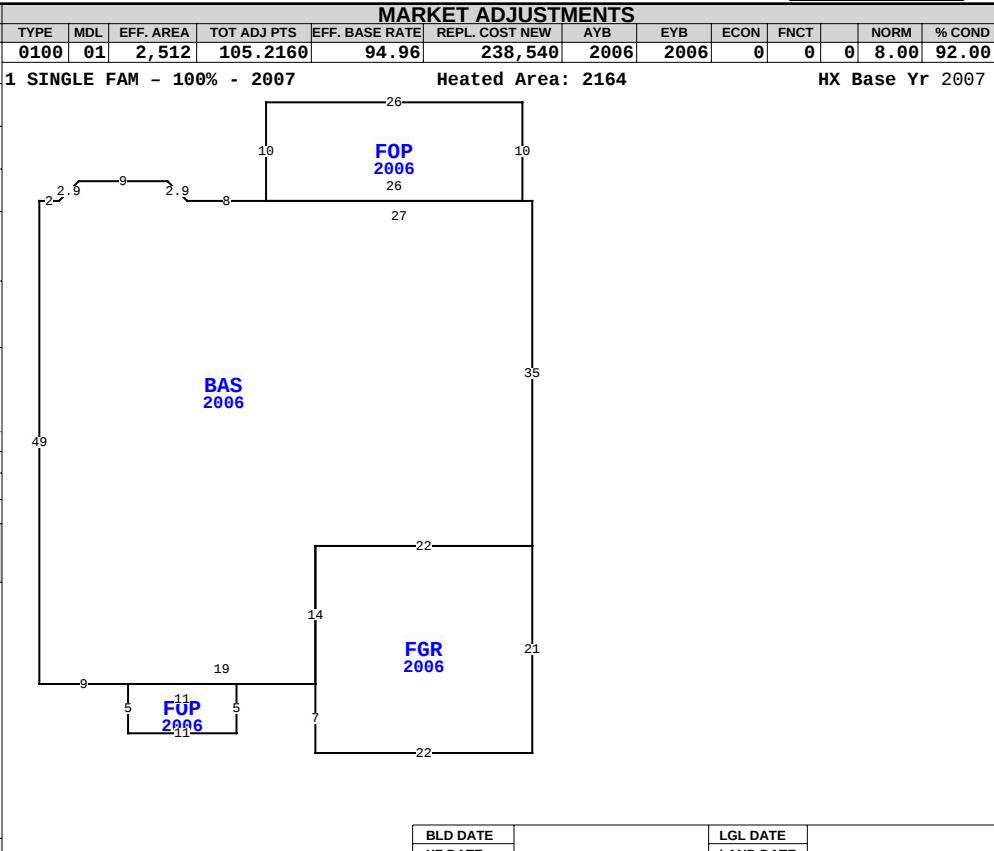
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2,164	189,054
FGR	462	55	254	22,190
FOP	55	30	16	1,397
FOP	260	30	78	6,814
TOTALS	2,941		2,512	219,457

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	696.00	SF	5.20	5.20	100	2006	2006	3	88

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 01/30/2018 BY KBX



76155 TIDEVIEW LN, YULEE

TOTAL OB/XF														
3,185														

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3,185														

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					219,457				
TOTAL MARKET OB/XF VALUE					3,185				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					277,642				
SOH/AGL Deduction					117,305				
ASSESSED VALUE					160,337				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					110,337				
TOTAL JUST VALUE					277,642				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					234,982				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16953	CO ISSUED	155,006	03/01/2006
E16858	ELEC OTHER	1,500	03/01/2006
M11156	MECH OTHER	0	03/01/2006
B16953	NEW CONSTR	155,006	03/01/2006
R08804	REPAIR/RRF	2,000	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2158/1488	11/10/2017	QC	U	I	11	100			
GRANTOR: STEWART ANDREW C &									
GRANTEE: STEWART ANDREW C &									
1422/1486	6/23/2006	WD	Q	I		302,700			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: STEWART ANDREW C &									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2006] W26 S10 BAS=[YR=2006] W8 L2 U2 W9 D2 L2 W2 S49 E9 FOP=[YR=2006] S5 E11 N5 W11\$ E19 FGR=[YR=2006] S7 E22 N21 W22 S14\$ N14 E22 N35 W27\$ E26 N10\$.									