LOT 14
TIMBER CREEK PLANTATION #1
PB 6/394

MCLAUGHLIN DANIEL & SUSAN
76225 TIDEVIEW LN
YULEE, FL 32097

2023

11-2N-26-2050-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

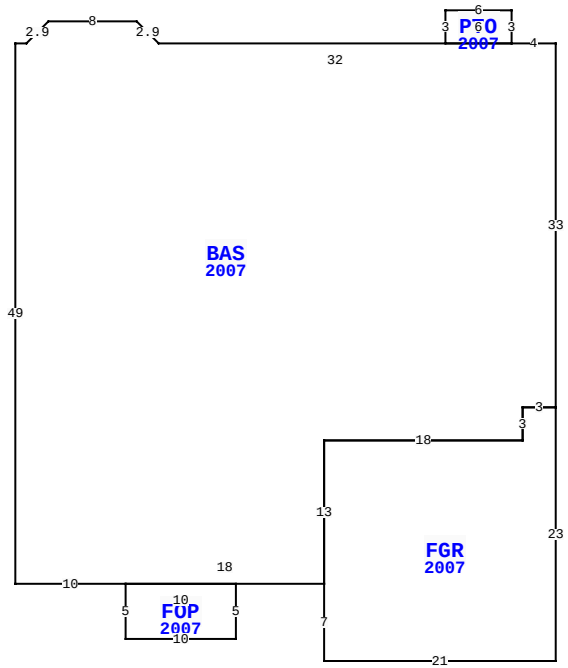
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	187,252
FGR	429	55	236	20,660
FOP	50	30	15	1,314
PTO	18	5	1	88
TOTALS	2,636		2,391	209,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	104.8600	94.64	226,284	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2139 HX Base Yr



76225 TIDEVIEW LN, YULEE

BLD DATE	10/23/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	209,313
TOTAL MARKET OB/XF VALUE	3,221
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	267,534
SOH/AGL Deduction	29,244
ASSESSED VALUE	238,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,290
TOTAL JUST VALUE	267,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12193	MECH OTHER	0	10/01/2006
P11616	OTHER	0	10/01/2006
C18573	CO ISSUED	0	09/01/2006
R09757	REPAIR/RRF	2,000	09/01/2006
B18573	NEW CONSTR	171,798	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0557	7/02/2020	WD	Q	I	01	244,900
GRANTOR: LEAGUE BARBARA J LIVI						
GRANTEE: MCLAUGHLIN DANIEL &						
2081/0831	11/02/2016	WD	Q	I	01	195,000
GRANTOR: BAIRD JEFFREY ALLEN &						
GRANTEE: LEAGUE BARBARA J LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 PTO=[YR=2007] N3 W6 S3 E6 $ W32 L2 U2 W8 D2 L2 W1 S49 E10 FOP=[YR=2007] S5 E10 N5 W10$ E18 FGR=[YR=2007] S7 E21 N23 W3 S3 W18 S13$ N13 E18 N3E3 N33$.

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
1	0811	CONCRETE B	0	0	0	0	696.00	SF	5.20	5.20	100	2007	2007	3	89	3,221	

LAND DESCRIPTION

TOTAL OB/XF 3,221

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	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS