LOT 15
IN OR 1416/867
TIMBER CREEK PLANTATION #1

CRAWFORD DAVID M JR & DANA L
76229 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

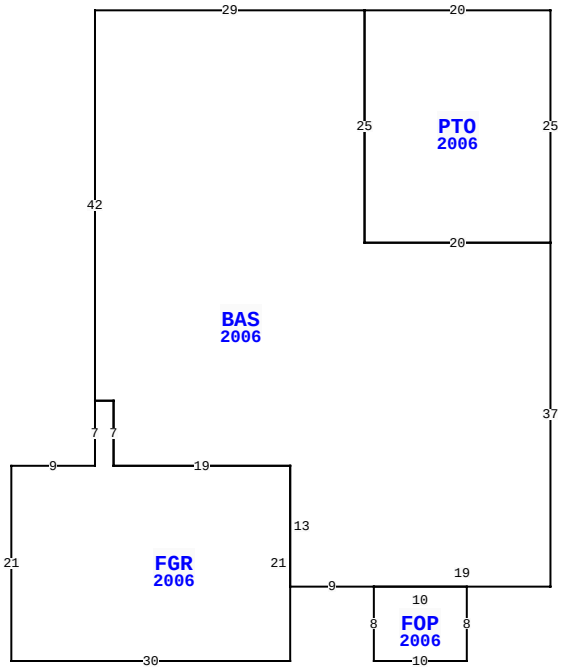
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,251	100	2,251	195,577
FGR	644	55	354	30,757
FOP	80	30	24	2,086
PTO	500	5	25	2,172
TOTALS	3,475		2,654	230,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,654	104.6400	94.44	250,644	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2251 HX Base Yr 2007



76229 TIDEVIEW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,592
TOTAL MARKET OB/XF VALUE		5,118
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,710
SOH/AGL Deduction		122,217
ASSESSED VALUE		168,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,493
TOTAL JUST VALUE		290,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16804	ELEC OTHER	1,500	02/01/2006
M11051	TANKS/BLRS	0	02/01/2006
P10537	OTHER	0	01/01/2006
C16728	CO ISSUED	173,541	12/01/2005
R08641	REPAIR/RRF	2,000	12/01/2005
B16728	NEW CONSTR	173,541	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0867	6/01/2006	WD	Q	I		256,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CRAWFORD DAVID M JR						
1353/1842	9/29/2005	WD	U	V	19	42,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W20 BAS=[YR=2006] W29 S42 FGR=[YR=2006] S7 W9 S21 E30 N21 W19 N7 W2$ E2 S7 E19 S13 E9 FOP=[YR=2006] S8 E10 N8 W10$ E19 N37 W20 N25$ S25 E20 N25$.

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	0812	CONCRETE C	0	100	0	0	1,454.00	SF	4.00	4.00	100	2006	2006	3	88	5,118	

LAND DESCRIPTION

TOTAL OB/XF 5,118

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	100	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