

LOT 16
TIMBER CREEK PLANTATION #1
PB 6/394

GILMAN DAVID PAUL & MARLENE
76226 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0016-0000



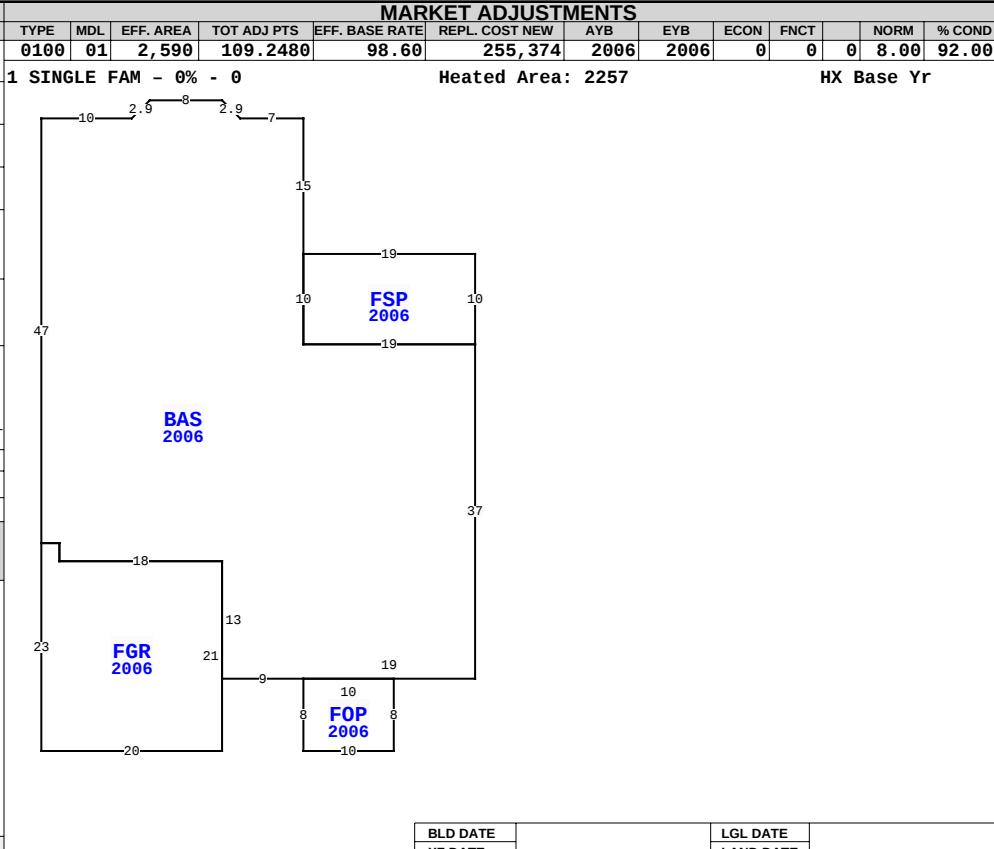
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,257	100	2,257	204,737
FGR	424	55	233	21,136
FOP	80	30	24	2,177
FSP	190	40	76	6,894
TOTALS	2,951		2,590	234,944

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	999.00	SF	10.00	10.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT	



76226 TIDEVIEW LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	234,944		
TOTAL MARKET OB/XF VALUE	11,976		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	301,920		
SOH/AGL Deduction	24,827		
ASSESSED VALUE	277,093		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	277,093		
TOTAL JUST VALUE	301,920		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	251,903		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617302	SCRN RM	1,600	02/15/2006
B15981	NEW CONSTR	166,875	02/15/2006
E16245	ELEC OTHER	1,500	11/01/2005
M10638	MECH OTHER	0	11/01/2005
M10638	MECH OTHER	0	11/01/2005
P10076	OTHER	0	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2463/0529	5/17/2021	WD Q	Q	I	02
GRANTOR: CARRION JOSE & CARMEN					
GRANTEE: GILMAN DAVID PAUL &					
2441/0604	3/10/2021	FJ U	I	11	100
GRANTOR: CARRION HERMINIA EST					
GRANTEE: CARRION JOSE & CARM					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2006] W19 BAS=[YR=2006] N15 W7 L2 U2 W8 D2 L2 W10 S47 FGR=[YR=2006] S23 E20 N21 W18 N2 W2\$ E2 S2 E18 S13 E9 FOP=[YR=2006] S8 E10 N8 W10\$ E19 N37 W19 N10\$ S10 E19 N10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT	