

LOT 22
IN OR 2083/1050
TIMBER CREEK PLANTATION #1

EVERS RICHARD L & REBECCA
76150 TIDEVIEW LN
YULEE, FL 32097

2023

11-2N-26-2050-0022-0000



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	13	LVT/LAMMT 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,182	100	1,182	105,059
FGR	477	55	262	23,288
FOP	27	30	8	711
FUS	1,428	100	1,428	126,925
USP	288	30	86	7,644

TOTALS 3,402 2,966 263,627

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20
3	0462	ST/AL FNC	0	0	0	0	288.00	SF	10.00
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
5	0350	CARPORT WD	0	0	17	17	289.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE 01/30/2018 BY KBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,966	107.6300	97.14	288,117	2005	2005	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 0												
Heated Area: 2610 HX Base Yr												

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

TOTAL OB/XF 7,690												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005
2	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20	5.20	100	2005
3	0462	ST/AL FNC	0	0	0	0	288.00	SF	10.00	10.00	100	2007
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007
5	0350	CARPORT WD	0	0	17	17	289.00	SF	13.00	13.00	100	2007

TOTAL OB/XF 7,690												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					263,627				
TOTAL MARKET OB/XF VALUE					7,690				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					326,317				
SOH/AGL Deduction					31,817				
ASSESSED VALUE					294,500				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					294,500				
TOTAL JUST VALUE					326,317				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					273,691				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13737	NEW CONSTR	0	12/01/2004
E0413954	ELEC OTHER	2,000	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1050	11/10/2016	WD	Q	I	01	217,000	
GRANTOR:WRIGHT THOMAS G & ALE							
GRANTEE:EVERS RICHARD L & R							
1914/1051	4/24/2014	WD	Q	I	01	180,000	
GRANTOR:GILLIS RANDALL E & MI							
GRANTEE:WRIGHT THOMAS G & A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W18 USP=[YR=2012] N16 W18 S16 E18\$ W24 S20 FGR=[YR=2005] S25 E21 N8 FOP=[YR=2005] E9 N3 W9 S3\$ N14 W16 N3 W5\$ E5 S3 E16 S11 E21 N34\$ PTR=N15 FUS=[YR=2005] N34 E42 S34 W42\$ S15\$.									