LOT 30
TIMBER CREEK PLANTATION #1
PB 6/394

CARTER JAMES W & MARCIA L
76024 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0030-0000

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		3 100
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

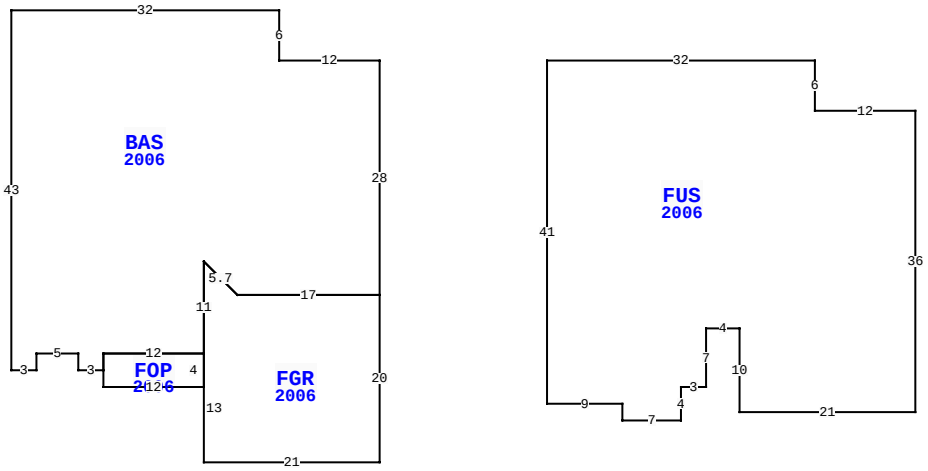
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	128,433
FGR	428	55	235	18,994
FOP	48	30	14	1,132
FUS	1,725	100	1,725	139,426
TOTALS	3,790		3,563	287,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,563	96.3000	86.91	309,660	2006	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2007 Heated Area: 3314 HX Base Yr 2007



76024 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		287,984
TOTAL MARKET OB/XF VALUE		37,175
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		380,159
SOH/AGL Deduction		152,412
ASSESSED VALUE		227,747
TOTAL EXEMPTION VALUE	HX HB VX VP	193,198
BASE TAXABLE VALUE		34,549
TOTAL JUST VALUE		380,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R220998	REPAIR/RRF	18,000	11/01/2022
B20142	ADDITION	9,500	06/01/2007
B19765	SWIM POOL	18,000	04/01/2007
E16181	ELEC OTHER	1,500	11/01/2005
M10639	MECH OTHER	0	11/01/2005
P10073	OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/1505	11/25/2020	DG	U	I	11	100
GRANTOR: CARTER JAMES W						
GRANTEE: CARTER JAMES W & MA						
1398/0886	3/24/2006	WD	Q	I		293,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CARTER JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12N6W32S43E3N2E5S2E3 FOP=[YR=2006] S2E12N4W12S2$N2E12 FGR=[YR=2006] S13E21N20W17 U4 L4 S11$ N11 D4 R4 E17N28$ PTR=E20 FUS=[YR=2006] S41E9S2E7N4E3N7E4S10 E21N36W12N6W32$ W20$.

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	1,186.00	SF	4.00	4.00	100	2006	2006	3	88	4,175	
2	0911	SCRN RM A	0	100	0	0	1,096.00	SF	17.50	17.50	100	2007	2007	3	35	6,713	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	52	18,564	
4	0845	KOOL DECK	0	100	0	0	676.00	SF	7.25	7.25	100	2007	2007	3	89	4,362	
5	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	100	2012	2012	3	94	3,361	

LAND DESCRIPTION

TOTAL OB/XF 37,175

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