LOT 34
IN OR 1743/1456
TIMBER CREEK PLANTATION #1

PHILLIPS JAMES ERIC
76001 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0034-0000

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	12	HARDWOOD 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

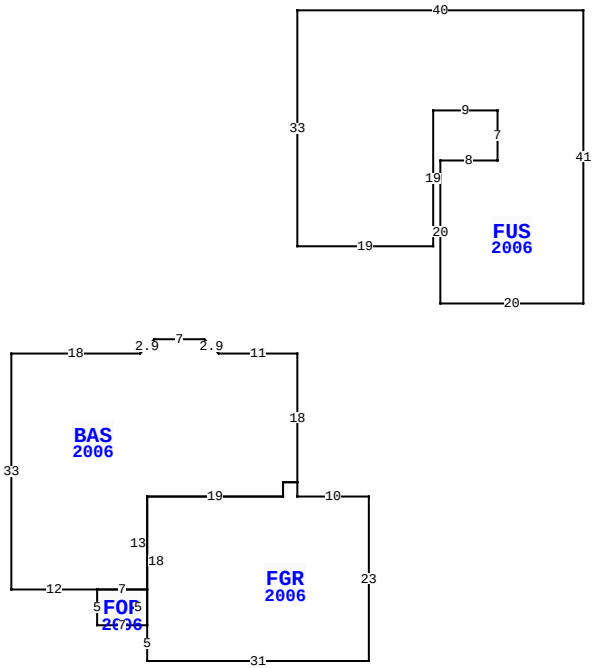
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,061	100	1,061	93,335
FGR	717	55	394	34,659
FOP	35	30	10	880
FUS	1,405	100	1,405	123,596
TOTALS	3,218		2,870	252,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,870	104.8100	94.59	271,473	2006	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2012 Heated Area: 2466 HX Base Yr 2012



76001 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		252,470
TOTAL MARKET OB/XF VALUE		3,879
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,349
SOH/AGL Deduction		132,518
ASSESSED VALUE		178,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,831
TOTAL JUST VALUE		311,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229260	REPAIR/RRF	14,775	10/01/2022
B15888	NEW CONSTR	184,457	02/24/2006
E16188	ELEC OTHER	1,500	11/01/2005
M10580	MECH OTHER	0	11/01/2005
P10072	OTHER	0	09/01/2005
R08117	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1835/0406	12/17/2012	QC	U	I	11	100
GRANTOR: PHILLIPS MEREDITH						
GRANTEE: PHILLIPS JAMES						
1743/1456	6/15/2011	WD	U	I	11	155,000
GRANTOR: NAVY FEDERAL CREDIT U						
GRANTEE: PHILLIPS JAMES ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 L2 U2 W7 D2 L2 W18 S33 E12
FOP=[YR=2006] S5 E7 FGR=[YR=2006] S5 E31 N23 W10 N2 W2 S2 W19 S18$ N5 W7$E7 N13 E19 N2 E2 N18$ PTR=N15 FUS=[YR=2006] N33 E40 S41 W20 N20 E8 N7 W9 S19 W19$ S15$.

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	1,102.00	SF	4.00	4.00	100	2006	2006	3	88	3,879	

LAND DESCRIPTION

TOTAL OB/XF 3,879

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