LOT 36
IN OR 1422/1417
TIMBER CREEK PLANTATION #1

JONES CHARLES E & STACY J
76021 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

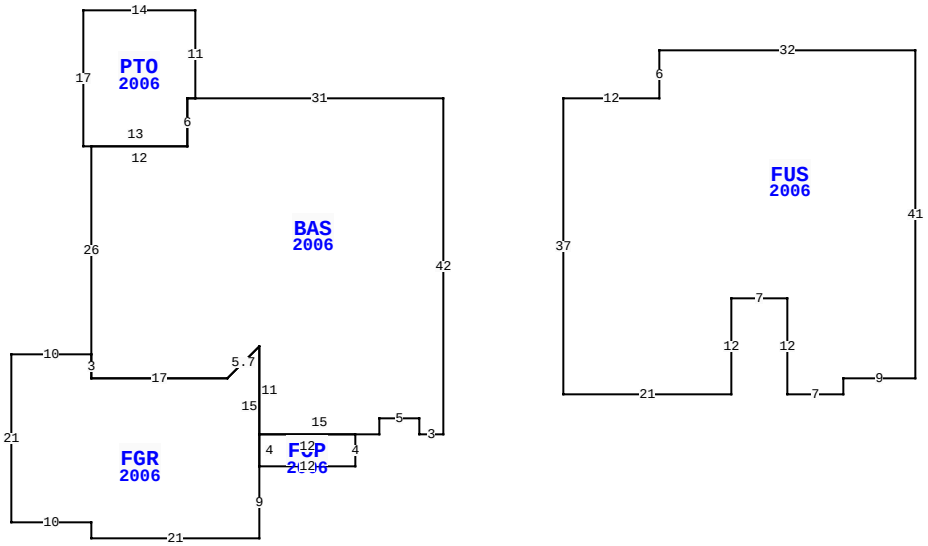
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,611	100	1,611	128,811
FGR	638	55	351	28,065
FOP	48	30	14	1,120
FUS	1,718	100	1,718	137,366
PTO	232	5	12	960
TOTALS	4,247		3,706	296,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,706	96.3000	86.91	322,088	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 3329 HX Base Yr 2007



76021 TIDEVIEW LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,321
TOTAL MARKET OB/XF VALUE		53,400
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		404,721
SOH/AGL Deduction		126,442
ASSESSED VALUE		278,279
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,279
TOTAL JUST VALUE		404,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009190	SWIM POOL	81,924	10/01/2020
M10930	MECH OTHER	0	01/01/2006
E16486	ELEC OTHER	1,500	01/01/2006
C16250	CO ISSUED	235,051	10/01/2005
B16250	NEW CONSTR	235,051	10/01/2005
P10219	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1417	6/23/2006	WD	Q	I		300,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JONES CHARLES E & S						
1341/1067	8/12/2005	WD	U	V	19	399,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 PTO=[YR=2006] N11 W14 S17 E13 N6 E1$ W1 S6 W12 S26 FGR=[YR=2006] W10 S21 E10 S2 E21 N9 FOP=[YR=2006] E12 N4 W12 S4$ N15 L4 D4 W17 N3$ S3 E17 U4 R4 S11 E15 N2 E5 S2 E3 N42$ PTR=E15 FUS=[YR=2006] E12 N6 E32 S41 W9 S2 W7 N12 W7 S12 W21 N37$ W15$.

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	1,278.00	SF	4.00	4.00	100	2006	2006	3	88	4,499	
2	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2021	2021	3	98	37,318	
3	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2021	2021	3	100	8,320	
4	0476	VF 6 SBPL	0	100	0	0	103.00	LF	32.00	32.00	100	2021	2021	3	99	3,263	

LAND DESCRIPTION

TOTAL OB/XF 53,400

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 07/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS