LOT 40
TIMBER CREEK PLANTATION #1
PB 6/394

FARNHAM PAUL J/JONES SABRINA R
76083 TIDEVIEW LANE
YULEE, FL 32097

2023

11-2N-26-2050-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

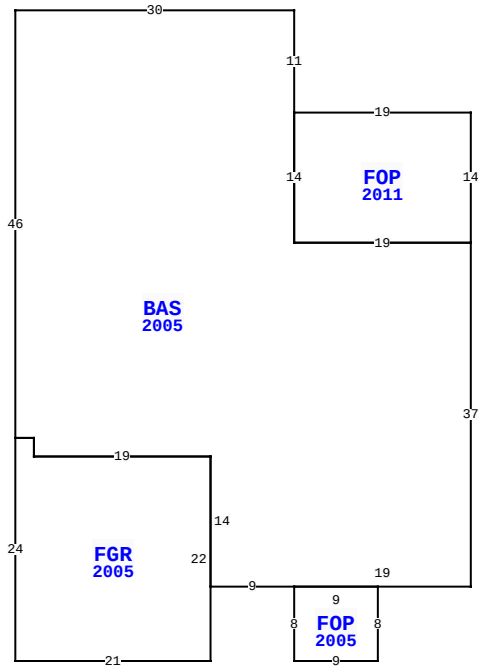
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,265	100	2,265	192,119
FGR	466	55	256	21,714
FOP	72	30	22	1,866
FOP	266	30	80	6,786
TOTALS	3,069		2,623	222,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,623	102.7200	92.70	243,152	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2265 HX Base Yr



76083 TIDEVIEW LN, YULEE

BLD DATE	01/18/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,484
TOTAL MARKET OB/XF VALUE	2,968
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,452
SOH/AGL Deduction	0
ASSESSED VALUE	280,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,452
TOTAL JUST VALUE	280,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003619	ADDITION	3,000	03/17/2023
M09972	MECH OTHER	0	07/01/2005
E0514985	ELEC OTHER	1,500	05/01/2005
R0507587	REPAIR/RRF	2,000	05/01/2005
B0515163	NEW CONSTR	166,785	05/01/2005
P0509478	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0889	12/09/2022	WD	U	I	30	250,000
GRANTOR: JONES LESLIE C & BLAN						
GRANTEE: FARNJAM PAUL J & SA						
1762/1615	9/09/2011	WD	Q	I	01	155,000
GRANTOR: HOOPER JONATHAN E & R						
GRANTEE: JONES LESLIE C & BL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W19 BAS=[YR=2005] N11 W30 S46 FGR=[YR=2005] S24 E21 N22 W19 N2 W2$ E2 S2 E19 S14 E9 FOP=[YR=2005] S8 E9 N8 W9$ E19 N37 W19 N14$ S14 E19 N14$.

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	0811	CONCRETE B	0	0	0	0	656.00	SF	5.20	5.20	100	2005	2005	3	87	2,968	

LAND DESCRIPTION

TOTAL OB/XF 2,968

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	0	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 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS