LOT 9
IN OR 2158/1488
TIMBER CREEK PLANTATION #1

STEWART ANDREW C & DAWN M
2637 CASSIA LN
JACKSONVILLE FL, FL 32246

2024

11-2N-26-2050-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

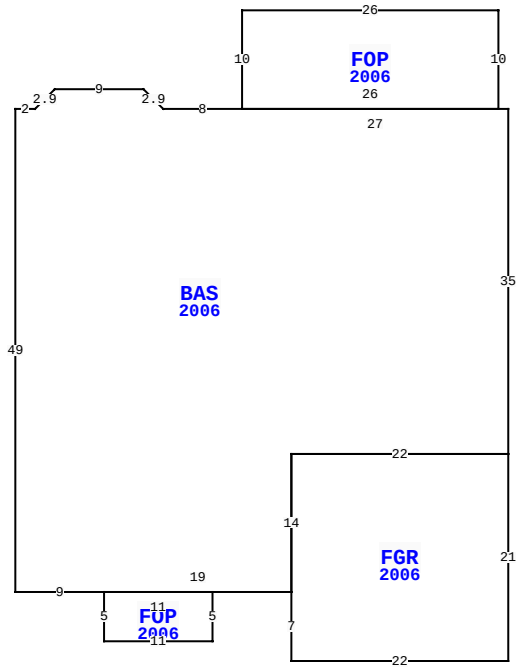
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,164	100	2,164	197,926
FGR	462	55	254	23,232
FOP	55	30	16	1,463
FOP	260	30	78	7,134
TOTALS	2,941		2,512	229,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	105.2160	99.96	251,100	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2164 HX Base Yr



76155 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	229,756
TOTAL MARKET OB/XF VALUE	3,149
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	287,905
SOH/AGL Deduction	0
ASSESSED VALUE	287,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,905
TOTAL JUST VALUE	287,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16953	CO ISSUED	155,006	03/01/2006
E16858	ELEC OTHER	1,500	03/01/2006
M11156	MECH OTHER	0	03/01/2006
B16953	NEW CONSTR	155,006	03/01/2006
R08804	REPAIR/RRF	2,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1488	11/10/2017	QC	U	I	11	100
GRANTOR: STEWART ANDREW C &						
GRANTEE: STEWART ANDREW C &						
1422/1486	6/23/2006	WD	Q	I		302,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STEWART ANDREW C &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W26 S10 BAS=[YR=2006] W8 L2 U2 W9 D2 L2 W2 S49 E9 FOP=[YR=2006] S5 E11 N5 W11$ E19 FGR=[YR=2006] S7 E22 N21 W22 S14$ N14 E22 N35 W27$ E26 N10$.

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	696.00	SF	5.20	5.20	100	2006	2006	3	87	3,149	

LAND DESCRIPTION

TOTAL OB/XF 3,149

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS