

LOT 14
TIMBER CREEK PLANTATION #1
PB 6/394

MCLAUGHLIN DANIEL & SUSAN
76225 TIDEVIEW LN
YULEE, FL 32097

2024

11-2N-26-2050-0014-0000



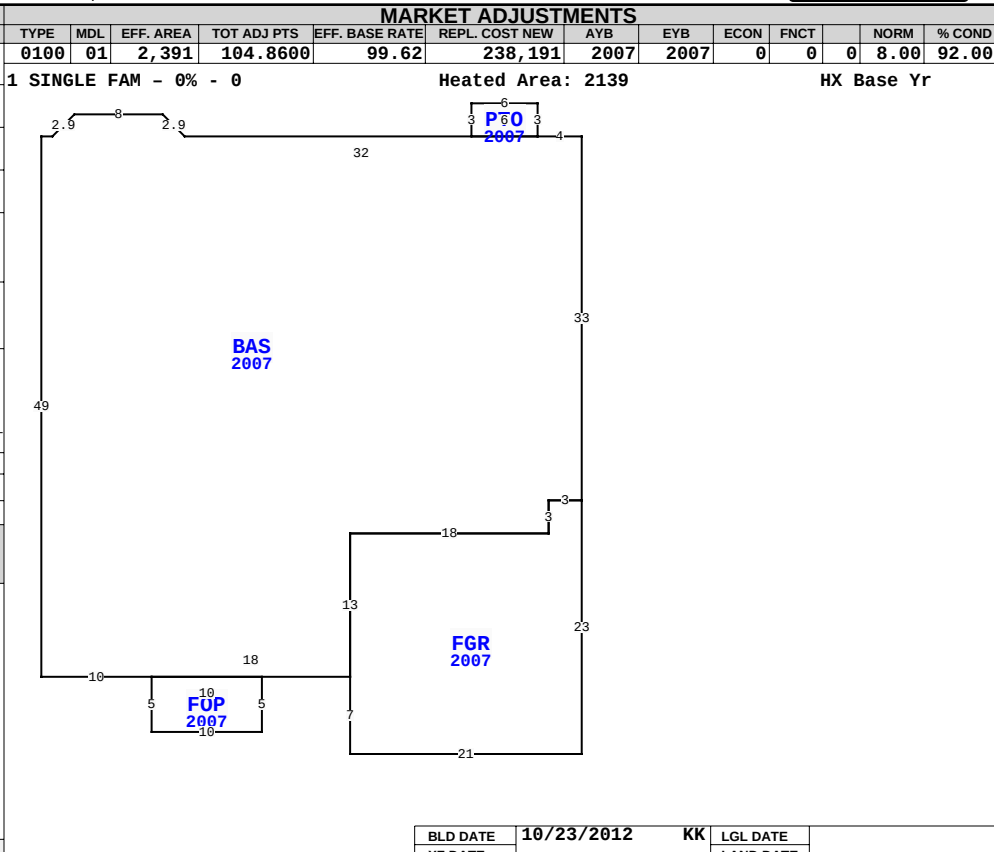
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,139	100	2,139	196,040
FGR	429	55	236	21,629
FOP	50	30	15	1,374
PTO	18	5	1	92
TOTALS	2,636		2,391	219,136

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0	0	0	696.00	SF	5.20	5.20	100	2007	2007	3	88

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



76225 TIDEVIEW LN, YULEE	BLD DATE 10/23/2012	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	219,136		
TOTAL MARKET OB/XF VALUE	3,185		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	277,321		
SOH/AGL Deduction	15,202		
ASSESSED VALUE	262,119		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	262,119		
TOTAL JUST VALUE	277,321		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,534		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12193	MECH OTHER	0	10/01/2006
P11616	OTHER	0	10/01/2006
C18573	C0 ISSUED	0	09/01/2006
R09757	REPAIR/RRF	2,000	09/01/2006
B18573	NEW CONSTR	171,798	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2374/0557	7/02/2020	WD	Q	I	01
GRANTOR: LEAGUE BARBARA J LIVI					
GRANTEE: MCLAUGHLIN DANIEL &					
2081/0831	11/02/2016	WD	Q	I	01
GRANTOR: BAIRD JEFFREY ALLEN &					
GRANTEE: LEAGUE BARBARA J LI					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2007] W4 PTO=[YR=2007] N3 W6 S3 E6 \$ W32 L2 U2 W8 D2 L2 W1 S49 E10 FOP=[YR=2007] S5 E10 N5 W10\$ E18 FGR=[YR=2007] S7 E21 N23 W3 S3 W18 S13\$ N13 E18 N3E3 N33\$.														