

LOT 16
TIMBER CREEK PLANTATION #1
PB 6/394

DOBSON KATELYN & MATTHEW
76226 TIDEVIEW LANE
YULEE, FL 32097

2024

11-2N-26-2050-0016-0000



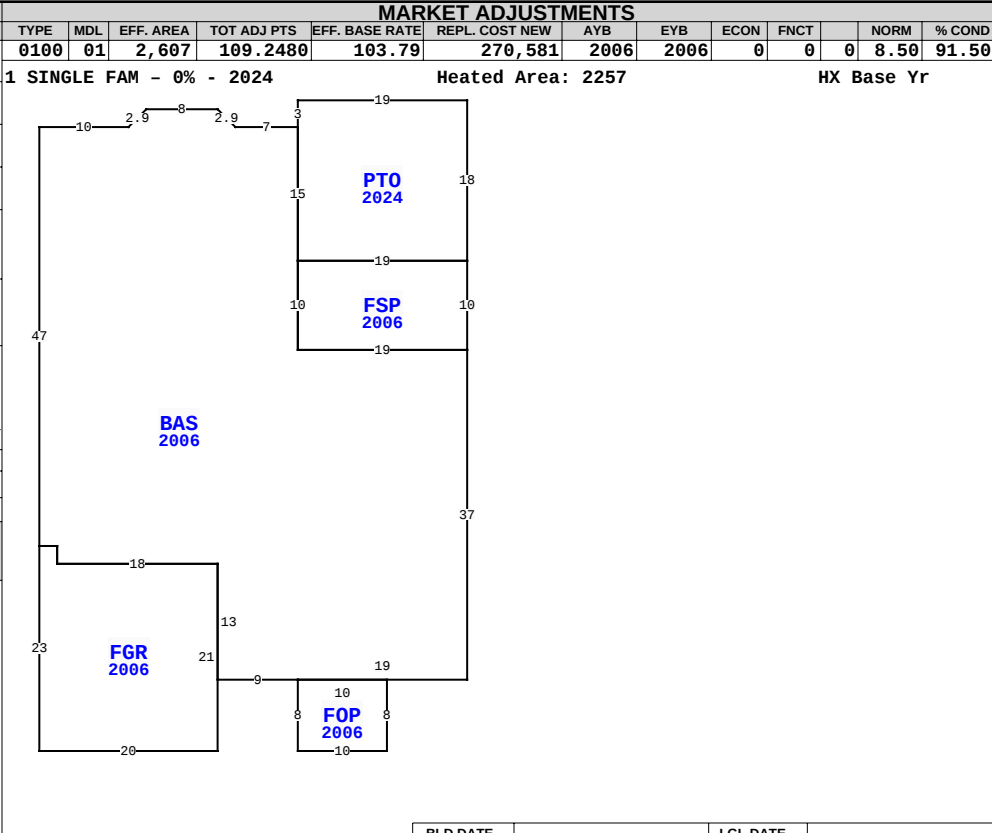
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	2,257	100	2,257	214,342
FGR	424	55	233	22,127
FOP	80	30	24	2,279
FSP	190	40	76	7,218
PTO	342	5	17	1,614
TOTALS	3,293		2,607	247,582

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	999.00	SF	10.00	10.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0476	VF 6 SBPL	0	0	0	0	297.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT	



76226 TIDEVIEW LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	247,582		
TOTAL MARKET OB/XF VALUE	21,945		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	324,527		
SOH/AGL Deduction	0		
ASSESSED VALUE	324,527		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	324,527		
TOTAL JUST VALUE	324,527		
NCON VALUE	11,719		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	301,920		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617302	SCRN RM	1,600	02/15/2006
B15981	NEW CONSTR	166,875	02/15/2006
E16245	ELEC OTHER	1,500	11/01/2005
M10638	MECH OTHER	0	11/01/2005
M10638	MECH OTHER	0	11/01/2005
P10076	OTHER	0	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/372	9/25/2023	WD	Q	I	01	422,000
GRANTOR: GILMAN DAVID PAUL & M						
GRANTEE: DOBSON KATELYN & MA						
2463/0529	5/17/2021	WD	Q	I	02	300,000
GRANTOR: CARRION JOSE & CARMEN						
GRANTEE: GILMAN DAVID PAUL &						

BUILDING NOTES											
BAS=[YR=2006;ORIG=-19,0] N15 W7 U2L2 W8 D2L2 W10 S47 E2 S2											
E18 S13 E9 E19 N37 W19 N10 \$											
FGR=[YR=2006;ORIG=-48,32] S23 E20 N21 W18 N2 W2 \$											
FSP=[YR=2006;ORIG=0,0] W19 S10 E19 N10 \$											
FOP=[YR=2006;ORIG=-19,47] S8 E10 N8 W10 \$											
PTO=[YR=2024;ORIG=-19,0] E19 N18 W19 S3 S15 \$											
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LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT	