LOT 19
IN OR 1427/1467
TIMBER CREEK PLANTATION #1

ALCANTARA WELLINGTON
76196 TIDEVIEW LANE
YULEE, FL 32097

2024

11-2N-26-2050-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

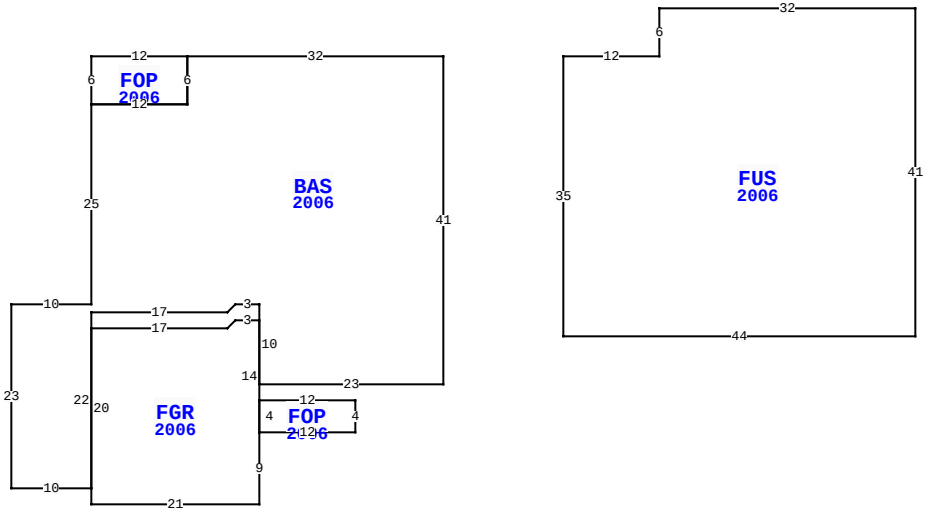
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,770	100	1,770	178,636
FGR	466	55	256	25,837
FOP	48	30	14	1,413
FOP	72	30	22	2,221
FUS	1,732	100	1,732	174,802
TOTALS	4,088		3,794	382,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,794	116.1000	110.30	418,478	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2009 Heated Area: 3502 HX Base Yr 2009



76196 TIDEVIEW LN, YULEE

BLD DATE			LGL DATE
XF DATE	10/23/2007	JM	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,907
TOTAL MARKET OB/XF VALUE		71,489
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		509,396
SOH/AGL Deduction		203,825
ASSESSED VALUE		305,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,571
TOTAL JUST VALUE		509,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19297	ADDITION	400	01/01/2007
B19172	SWIM POOL	32,000	12/01/2006
M10933	MECH OTHER	0	01/01/2006
E16397	ELEC OTHER	1,500	12/01/2005
P006	OTHER	0	12/01/2005
C16497	CO ISSUED	237,064	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1467	7/13/2006	WD	Q	I		358,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ALCANTARA WELLINGTO						
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] W32 FOP=[YR=2006] W12 S6 E12 N6$ S6 W12 S25 W10 S23 E10 FGR=[YR=2006] S2 E21 N9FOP=[YR=2006] E12 N4 W12 S4$ N14 W3 D1 L1 W17 S20$ N22 E17 R1 U1 E3 S10E23 N41 $ PTR=E15 FUS=[YR=2006] E12 N6 E32 S41 W44 N35$ 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	0830	FLAGSTONE	0	100	0	0	512.00	SF	12.00	12.00	100	2006	2006	3	87	5,345	
2	0830	FLAGSTONE	0	100	0	0	2,395.00	SF	12.00	12.00	100	2007	2007	3	88	25,291	
3	0855	CONC PAVER	0	100	0	0	1,064.00	SF	10.00	10.00	100	2007	2007	3	88	9,363	
4	0861	POOL GUNIT	0	100	0	0	700.00	SF	85.00	85.00	100	2007	2007	3	48	28,560	
5	0881	FOUNTAIN	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	100	1,000	
6	1076	TRELLIS A	0	100	20	9	180.00	SF	4.50	4.50	100	2007	2007	3	48	389	
7	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00	8.00	100	2007	2007	3	88	591	
8	1127	BRICK 8"	0	100	0	0	89.00	SF	11.00	11.00	100	2007	2007	3	97	950	

LAND DESCRIPTION

TOTAL OB/XF 71,489

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 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