

LOT 28
IN OR 1369/956
TIMBER CREEK PLANTATION #1

MCCLURE SCOTT W & LOIS K
76056 TIDEVIEW LANE
YULEE, FL 32097

2024

11-2N-26-2050-0028-0000



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	11	CLAY TILE 30
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

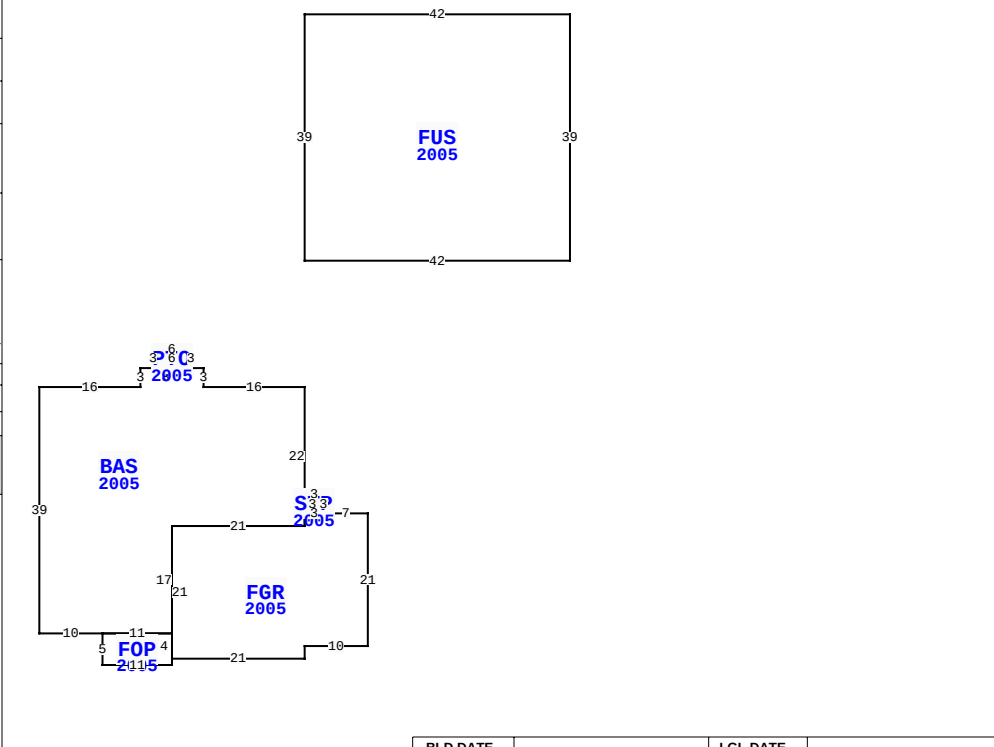
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1,311	114,589
FGR	651	55	358	31,291
FOP	55	30	16	1,399
FUS	1,638	100	1,638	143,170
PTO	18	5	1	87
STP	9	10	1	87
TOTALS	3,682		3,325	290,623

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,059.00	SF	5.20	5.20
2	0752	USP	0 100	0	0	426.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,325	101.1080	96.05	319,366	2005	2005	0	0
1 SINGLE FAM - 100% - 2006					Heated Area: 2949	HX Base Yr 2006			



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
7,803									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					290,623				
TOTAL MARKET OB/XF VALUE					7,803				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					353,426				
SOH/AGL Deduction					151,053				
ASSESSED VALUE					202,373				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					152,373				
TOTAL JUST VALUE					353,426				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					340,730				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305209	ROOF	23,477	04/21/2023
M09968	MECH OTHER	0	07/01/2005
E0514987	ELEC OTHER	1,500	05/01/2005
R0507589	REPAIR/RRF	2,000	05/01/2005
B0515167	NEW CONSTR	209,772	05/01/2005
P0509475	OTHER	0	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1369/0956	11/28/2005	WD	Q	I		298,200	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: MCCLURE SCOTT W & L							
1295/0058	2/11/2005	WD	U	V	19	213,800	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W16 N3 W2 PTO=[YR=2005] N3 W6 S3 E6\$ W8 S3 W16 S39 E10 FOP=[YR=2005] S5 E11 N1 FGR=[YR=2005] E21 N2 E10 N21 W7 STP=[YR=2005] N3 W3 S3 E3\$ W3 S2 W21 S21\$ N4 W11\$ E11 N17 E21 N22\$ PTR=N20 FUS=[YR=2005] N39 E42 S39 W42\$ S20\$.									