LOT 10
IN OR 1442/1
TIMBER CREEK PLANTATION #1

MUI ANDY/HO DOROTHY
76171 TIDEVIEW LANE
YULEE, FL 32097

2025

11-2N-26-2050-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

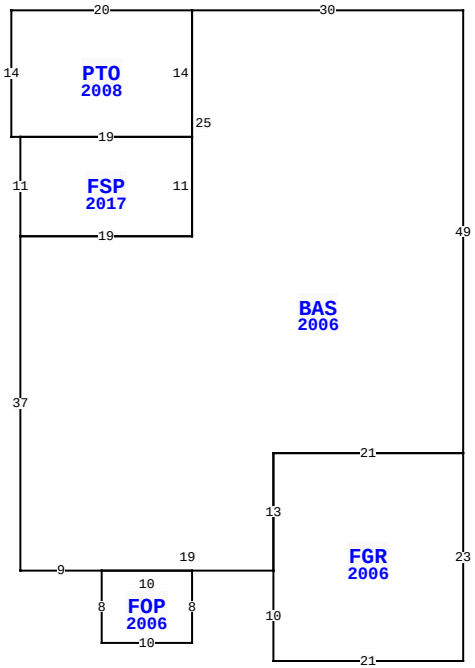
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100	2006	2,290	223,269
FGR	483	55	2006	266	25,934
FOP	80	30	2006	24	2,340
FSP	209	40	2017	84	8,190
PTO	280	5	2008	14	1,365
TOTALS	3,342			2,678	261,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,678	107.1360	107.14	286,921	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2290 HX Base Yr 2007



76171 TIDEVIEW LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,098
TOTAL MARKET OB/XF VALUE		8,228
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		324,326
SOH/AGL Deduction		137,274
ASSESSED VALUE		187,052
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,330
TOTAL JUST VALUE		324,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24390	ELEC OTHER	0	12/01/2011
B24867	ADDITION	2,000	06/01/2011
B20966	SCRN ENCLOSURE	3,161	01/01/2008
B17495	NEW CONSTR	168,775	08/25/2006
E17279	ELEC OTHER	1,500	05/01/2006
M11463	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/0001	9/05/2006	WD	Q	I		260,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MUI ANDY & DOROTHY						
1390/0307	2/17/2006	WD	U	V	19	380,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 PTO=[YR=2008] W20 S14 E1 FSP=[YR=2017] S11 E19 N11 W19$ E19 N14$ S25 W19 S37 E9 FOP=[YR=2006] S8 E10 N8 W10$ E19 FGR=[YR=2006] S10 E21 N23 W21 S13$ N13 E21 N49$.

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	100	0	0	663.00	SF	5.20	5.20	100	2006	2006	3	86	2,965	
2	0910	SCRN RM L	0	100	20	14	280.00	SF	15.00	15.00	100	2008	2008	3	31	1,302	
3	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2011	2011	3	91	3,961	

LAND DESCRIPTION

TOTAL OB/XF 8,228

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	RES	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 07/30/2025 BY SYS