LOT 12
TIMBER CREEK PLANTATION #1
PB 6/394

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

11-2N-26-2050-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

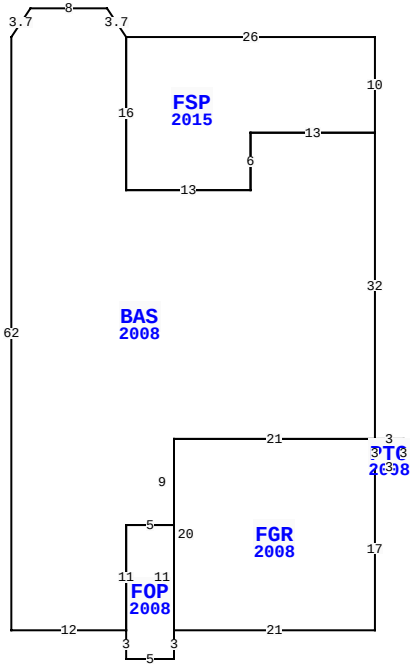
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 40
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100	2008	1,573	162,531
FGR	420	55	2008	231	23,868
FOP	70	30	2008	21	2,170
FSP	338	40	2015	135	13,949
PTO	9	5	2008	0	0
TOTALS	2,410			1,960	202,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	112.3080	112.31	220,128	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1573 HX Base Yr



76199 TIDEVIEW LN, YULEE

BLD DATE	01/12/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	202,518
TOTAL MARKET OB/XF VALUE	9,278
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	266,796
SOH/AGL Deduction	0
ASSESSED VALUE	266,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,796
TOTAL JUST VALUE	266,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21790	CO ISSUED	160,248	11/21/2008
E21245	ELEC OTHER	1,500	09/01/2008
M14137	MECH OTHER	0	09/01/2008
R11475	REPAIR/RRF	2,000	08/01/2008
B21790	NEW CONSTR	160,248	08/01/2008
P13425	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/849	8/14/2023	WD	Q	I	01	307,000
GRANTOR: CREWS CODY L & BRANDE						
GRANTEE: YAMASA CO LTD						
2257/0615	2/13/2019	WD	Q	I	02	210,000
GRANTOR: AKIN WILLIAM B						
GRANTEE: CREWS CODY L & BRAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W26 BAS=[YR=2008] U3 L2 W8 D3 L2 S62 E12 FOP=[YR=2008] S3 E5 N3 FGR=[YR=2008] E21 N17 PTO=[YR=2008] E3 N3 W3 S3$ N3 W21 S20$ N11 W5 S11$ N11 E5 N9 E21 N32 W13 S6 W13 N16$ S16 E13 N6 E13 N10$.

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	0	0	0	664.00	SF	5.20	5.20	100	2008	2008	3	88	3,038	
2	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2008	2008	3	88	120	
3	0855	CONC PAVER	0	0	0	0	680.00	SF	10.00	10.00	100	2024	2010		90	6,120	

LAND DESCRIPTION

TOTAL OB/XF 9,278

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	0		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