LOT 13
IN OR 1736/948
TIMBER CREEK PLANTATION #1

BAILEY JORDAN M
76217 TIDEVIEW LANE
YULEE, FL 32097

**2025**

**11-2N-26-2050-0013-0000**

## 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 | 14 | CARPET 80 |
| 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 |

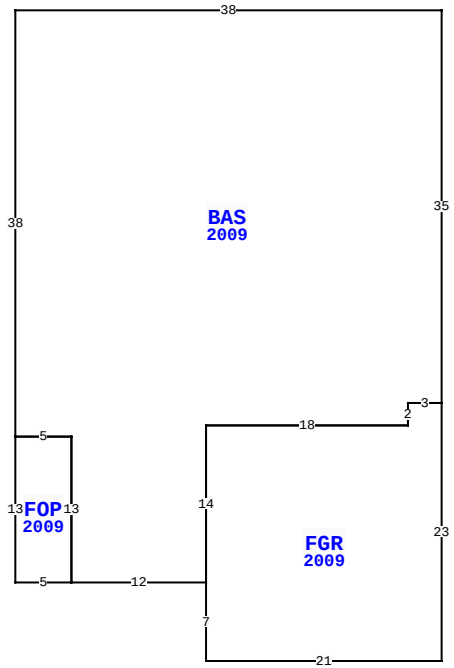
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,573 | 100 | 2009 | 1,573 | 163,836 |
| FGR | 447 | 55 | 2009 | 246 | 25,623 |
| FOP | 65 | 30 | 2009 | 20 | 2,083 |
| TOTALS | 2,085 | | | 1,839 | 191,541 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,839 | 112.6000 | 112.60 | 207,071 | 2009 | 2009 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 100% - 2012 Heated Area: 1573 HX Base Yr 2012




76217 TIDEVIEW LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2009 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 191,541 |
| TOTAL MARKET OB/XF VALUE | | 3,283 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 249,824 |
| SOH/AGL Deduction | | 107,657 |
| ASSESSED VALUE | | 142,167 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 91,445 |
| TOTAL JUST VALUE | | 249,824 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 241,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21749 | CO ISSUED | 0 | 02/24/2009 |
| E21452 | ELEC OTHER | 1,500 | 12/01/2008 |
| M14269 | MECH OTHER | 0 | 12/01/2008 |
| P13550 | NEW CONSTR | 0 | 11/01/2008 |
| R11448 | REPAIR/RRF | 2,000 | 08/01/2008 |
| B21749 | NEW CONSTR | 143,484 | 08/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1736/0948 | 4/29/2011 | WD | Q | I | 02 | 118,500 |
| GRANTOR: MELLIN LORI A | | | | | | |
| GRANTEE: BAILEY JORDAN M | | | | | | |
| 1608/1381 | 2/27/2009 | WD | Q | I | 01 | 151,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: MELLIN LORI A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W38 S38 FOP=[YR=2009] S13 E5 N13 W5$ E5 S13 E12
FGR=[YR=2009] S7 E21 N23 W3 S2 W18 S14$ N14 E18 N2 E3 N35$.

## 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 | 608.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 89 | 2,814 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 27 | 3 | 81.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 469 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,283

| 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 | | 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