LOT 17
IN OR 1399/1740
TIMBER CREEK PLANTATION #1

CARRION JOSE & LESLIE L
76224 TIDEVIEW LANE
YULEE, FL 32097

2025

11-2N-26-2050-0017-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

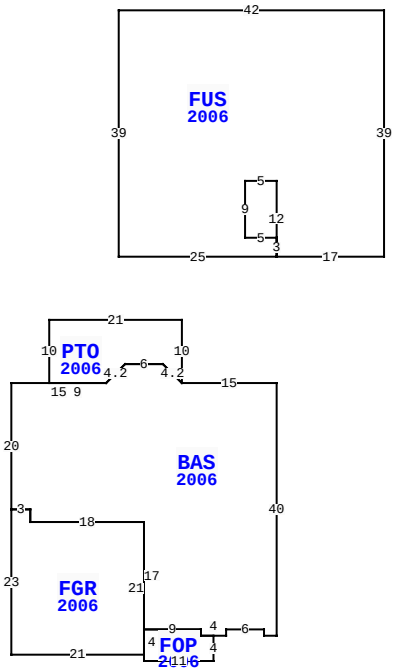
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	2006	1,308	116,076
FGR	447	55	2006	246	21,831
FOP	53	30	2006	16	1,420
FUS	1,683	100	2006	1,683	149,355
PTO	183	5	2006	9	799
TOTALS	3,674			3,262	289,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,262	97.5200	97.52	318,110	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2991 HX Base Yr



76224 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		289,480
TOTAL MARKET OB/XF VALUE		2,723
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,203
SOH/AGL Deduction		6,022
ASSESSED VALUE		341,181
TOTAL EXEMPTION VALUE	13	341,181
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		347,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16398	ELEC OTHER	1,500	12/01/2005
M10747	MECH OTHER	0	12/01/2005
C15968	CO ISSUED	202,281	09/01/2005
P10075	OTHER	0	09/01/2005
R08175	REPAIR/RRF	2,000	09/01/2005
B15968	NEW CONSTR	202,281	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1740	3/29/2006	WD	Q	I		292,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CARRION JOSE & LESL						
1334/0417	7/19/2005	WD	U	V	19	291,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 PTO=[YR=2006] N10 W21 S10 E9 R3 U3 E6 D3 R3 $ L3 U3 W6 D3 L3 W15 S20 FGR=[YR=2006] S23 E21 FOP=[YR=2006] S1 E11 N4 W2 N1 W9 S4$ N21 W18 N2 W3$ E3 S2 E18 S17 E9 S1 E4 N1 E6 S1 E2 N40$ PTR=N20 FUS=[YR=2006] N12 W5 S9 E5 S3 E17 N39 W42 S39 E25$ S20$.

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	609.00	SF	5.20	5.20	100	2006	2006	3	86	2,723	

LAND DESCRIPTION

TOTAL OB/XF 2,723

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS