

LOT 19
IN OR 1427/1467
TIMBER CREEK PLANTATION #1

ALCANTARA WELLINGTON
76196 TIDEVIEW LANE
YULEE, FL 32097

2025

11-2N-26-2050-0019-0000



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	12	HARDWOOD 50			
Interior Floo	19	MARBLE 50			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2006	1,770	187,002
FGR	466	55	2006	256	27,047
FOP	48	30	2006	14	1,479
FOP	72	30	2006	22	2,324
FUS	1,732	100	2006	1,732	182,987
TOTALS	4,088			3,794	400,840

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0830	FLAGSTONE	0	100	0	0	512.00	SF	12.00
2	0830	FLAGSTONE	0	100	0	0	2,395.00	SF	12.00
3	0855	CONC PAVER	0	100	0	0	1,064.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	700.00	SF	85.00
5	0881	FOUNTAIN	0	100	0	0	1.00	UT	1,000.00
6	1076	TRELLIS A	0	100	20	9	180.00	SF	4.50
7	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00
8	1127	BRICK 8"	0	100	0	0	89.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	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		NORM	% COND
0100	01	3,794	116.1000	116.10	440,483	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM - 100% - 2009