

LOT 25
TIMBER CREEK PLANTATION #1
PB 6/394

MCCOY NIKKI & JASON
76102 TIDEVIEW LN
YULEE, FL 32097

2025

11-2N-26-2050-0025-0000



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	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,182	100	2005	1,182	116,139
FGR	477	55	2005	262	25,743
FOP	27	30	2005	8	786
FUS	1,428	100	2005	1,428	140,309
STP	9	10	2005	1	99
UOP	60	20	2013	12	1,179
USP	200	30	2013	60	5,895
TOTALS	3,383			2,953	290,149

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,953	108.5700	108.57	320,607	2005	2005	0	0	9.50	90.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2610

HX Base Yr 2023

Diagram illustrating the layout and dimensions of the building footprint. The layout includes several rooms and corridors, with dimensions provided in feet and inches.

Rooms and Dimensions:

- USP 2013: 10' x 20'
- JOF 2013: 10' x 6'
- BAS 2005: 26' x 34'
- FGR 2005: 19' x 21'
- FOP 2005: 3' x 3'

Other dimensions and layout details:

- Overall width: 42'
- Overall height: 42'
- Corridor widths: 3', 5', 6', 11', 14', 16', 21', 26'
- Room dimensions: 10', 16', 19', 20', 21', 26', 34'

BLD DATE		LGL DATE	
YE DATE		LAND DATE	