

LOT 30
TIMBER CREEK PLANTATION #1
PB 6/394

CARTER JAMES W & MARCIA L
76024 TIDEVIEW LANE
YULEE, FL 32097

2025

11-2N-26-2050-0030-0000



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	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
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	1,589	100	2006	1,589	139,249
FGR	428	55	2006	235	20,594
FOP	48	30	2006	14	1,227
FUS	1,725	100	2006	1,725	151,167
TOTALS	3,790			3,563	312,236

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,563	96.3000	96.30	343,117	2006	2006	0	0	0	9.00	91.00	

1 SINGLE FAM - 100% - 2025 Heated Area: 3314 HX Base Yr

BAS 2006

FUS 2006

FOP 2006

FGR 2006

BLD DATE	LGL DATE
XF DATE	LAND DATE