LOT 37
TIMBER CREEK PLANTATION #1
PB 6/394

SISLEY MELISSA A
76035 TIDEVIEW LN
YULEE, FL 32097

2025

11-2N-26-2050-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

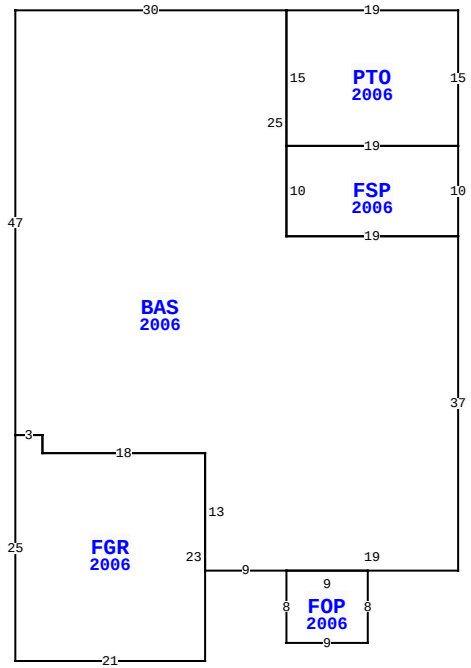
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,284	100	2006	2,284	223,079
FGR	489	55	2006	269	26,274
FOP	72	30	2006	22	2,149
FSP	190	40	2006	76	7,423
PTO	285	5	2006	14	1,368
TOTALS	3,320			2,665	260,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	107.3280	107.33	286,034	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2284 HX Base Yr 2022



76035 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		260,291
TOTAL MARKET OB/XF VALUE		34,459
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,750
SOH/AGL Deduction		116,290
ASSESSED VALUE		233,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,738
TOTAL JUST VALUE		349,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23182	SWIM POOL	18,000	01/01/2010
E16731	ELEC OTHER	1,500	02/01/2006
M11052	TANKS/BLRS	0	02/01/2006
C16696	CO ISSUED	166,875	12/01/2005
R08631	REPAIR/RRF	2,000	12/01/2005
P10445	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1614	6/16/2021	WD	Q	I	01	340,000
GRANTOR: FRIEDMAN DAVIS M						
GRANTEE: SISLEY MELISSA A						
1534/0160	11/05/2007	WD	U	I	14	200,000
GRANTOR: COUNTRY WIDE HOME LOA						
GRANTEE: FRIEDMAN DAVIS M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W19 BAS=[YR=2006] W30 S47 FGR=[YR=2006] S25 E21 N23 W18 N2 W3$ E3 S2 E18 S13 E9 FOP=[YR=2006] S8 E9 N8 W9$ E19 N37 FSP=[YR=2006] N10 W19 S10 E19$ W19 N25$ S15 E19 N15$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2006	2006	3	86	3,005	
3	0810	CONCRETE A	0	100	0	0	287.00	SF	6.50	6.50	100	2007	2007	3	87	1,623	
4	0861	POOL GUNIT	0	100	31	16	496.00	SF	85.00	85.00	100	2010	2010	3	56	23,610	
5	0845	KOOL DECK	0	100	0	0	476.00	SF	7.25	7.25	100	2010	2010	3	90	3,106	

LAND DESCRIPTION

TOTAL OB/XF 34,459

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 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