LOT 40
TIMBER CREEK PLANTATION #1
PB 6/394

FARNHAM PAUL J/JONES SABRINA R
76083 TIDEVIEW LANE
YULEE, FL 32097

2025

11-2N-26-2050-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

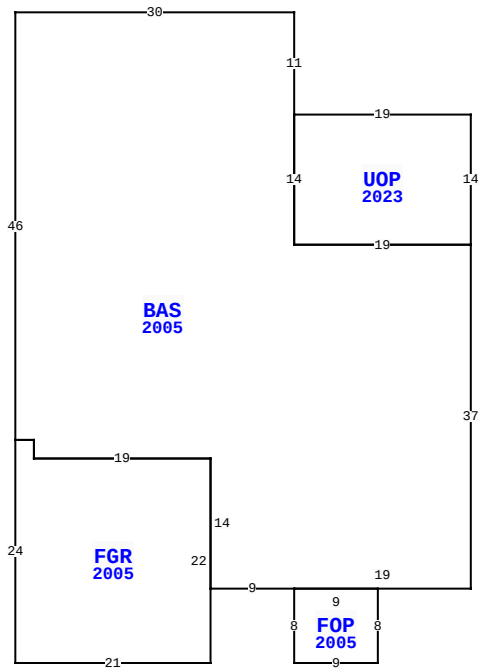
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,265	100	2005	2,265	210,558
FGR	466	55	2005	256	23,798
FOP	72	30	2005	22	2,045
UOP	266	20	2023	53	4,927
TOTALS	3,069			2,596	241,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	102.7200	102.72	266,661	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 50% - 2025 Heated Area: 2265 HX Base Yr



76083 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		241,328
TOTAL MARKET OB/XF VALUE		2,865
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,193
SOH/AGL Deduction		0
ASSESSED VALUE		299,193
TOTAL EXEMPTION VALUE	13	149,596
BASE TAXABLE VALUE		149,597
TOTAL JUST VALUE		299,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10318	REROOF	23,413	08/01/2023
23003619	ADDITION	3,000	03/17/2023
M09972	MECH OTHER	0	07/01/2005
E0514985	ELEC OTHER	1,500	05/01/2005
R0507587	REPAIR/RRF	2,000	05/01/2005
B0515163	NEW CONSTR	166,785	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0889	12/09/2022	WD	U	I	30	250,000
GRANTOR: JONES LESLIE C & BLAN						
GRANTEE: FARNJAM PAUL J & SA						
1762/1615	9/09/2011	WD	Q	I	01	155,000
GRANTOR: HOOPER JONATHAN E & R						
GRANTEE: JONES LESLIE C & BL						

BUILDING NOTES

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	50	0	0	656.00	SF	5.20	5.20	100	2005	2005	3	84	2,865	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-19,0] N11 W30 S46 E2 S2 E19 S14 E9 E19 N37 W19 N14 $
FGR=[YR=2005;ORIG=-49,35] S24 E21 N22 W19 N2 W2 $
UOP=[YR=2023;ORIG=0,0] W19 S14 E19 N14 $
FOP=[YR=2005;ORIG=-19,51] S8 E9 N8 W9 $
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LAND DESCRIPTION

TOTAL OB/XF 2,865

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	50	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 07/19/2023 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS