LOT 41
TIMBER CREEK PLANTATION #1
PB 6/394

WIESE ANDREW SR & AMY
76097 TIDEVIEW LN
YULEE, FL 32097

2025

11-2N-26-2050-0041-0000

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

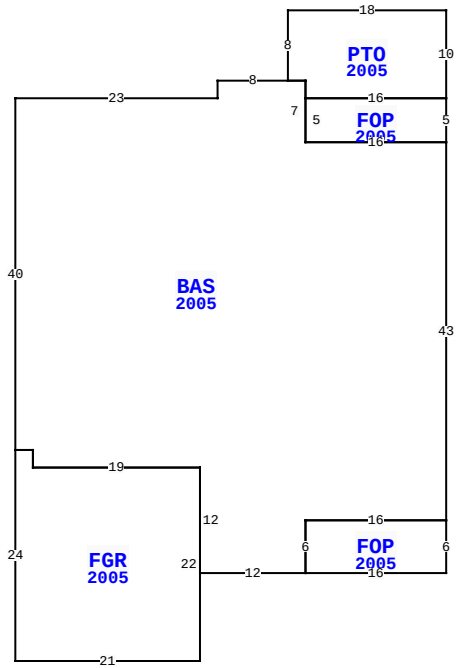
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,234	100	2005	2,234	207,676
FGR	466	55	2005	256	23,798
FOP	80	30	2005	24	2,231
FOP	96	30	2005	29	2,696
PTO	176	5	2005	9	836
TOTALS	3,052			2,552	237,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	102.7200	102.72	262,141	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2234 HX Base Yr 2025



76097 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		237,238
TOTAL MARKET OB/XF VALUE		3,396
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,634
SOH/AGL Deduction		0
ASSESSED VALUE		295,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,912
TOTAL JUST VALUE		295,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15602	ELEC OTHER	1,500	08/01/2005
M10238	MECH OTHER	0	08/01/2005
R0507736	REPAIR/RRF	2,000	06/01/2005
P0509649	OTHER	0	06/01/2005
B0515368	NEW CONSTR	162,944	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2751/350	11/08/2024	WD	Q	I	01	350,000
GRANTOR: ROGERS PHILLIP A						
GRANTEE: WIESE ANDREW SR & A						
2037/0593	3/30/2016	WD	Q	I	01	166,900
GRANTOR: SLOAN LLOYD R JR &						
GRANTEE: ROGERS PHILLIP A &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W18 S8 BAS=[YR=2005] W8 S2 W23 S40
FGR=[YR=2005] S24 E21 N22 W19 N2 W2$ E2 S2 E19 S12 E12
FOP=[YR=2005] E16 N6 W16 S6$ N6 E16 N43 FOP=[YR=2005] N5 W16 S5 E16$ W16 N7 W2$ E2 S2 E16 N10$.

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	100	0	0	709.00	SF	5.20	5.20	100	2005	2005	3	84	3,097	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
3	0476	VF 6 SBPL	0	100	0	0	1.00	LF	32.00	32.00	100	2017	2017	3	90	29	

LAND DESCRIPTION

TOTAL OB/XF 3,396

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