LOT 42
TIMBER CREEK PLANTATION #1
PB 6/394

TRUST NO 76113TL/LAND TRUST SERVICE CORP TRUSTEE
PO BOX 186
LAKE WALES, FL 33859

2025

11-2N-26-2050-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

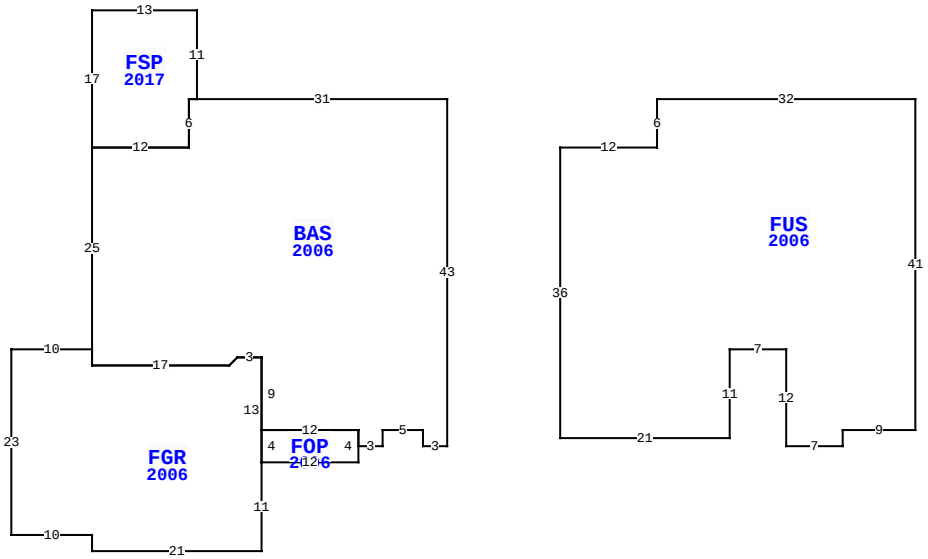
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,573	100	2006	1,573	137,847
FGR	717	55	2006	394	34,527
FOP	48	30	2006	14	1,227
FSP	215	40	2017	86	7,537
FUS	1,697	100	2006	1,697	148,713
TOTALS	4,250			3,764	329,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,764	96.3000	96.30	362,473	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3270 HX Base Yr 2023



76113 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		329,850
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		389,350
SOH/AGL Deduction		77,540
ASSESSED VALUE		311,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,088
TOTAL JUST VALUE		389,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10929	MECH OTHER	0	01/01/2006
E16544	ELEC OTHER	1,500	01/01/2006
P10288	OTHER	0	11/01/2005
C16253	CO ISSUED	235,051	10/01/2005
B16253	NEW CONSTR	235,051	10/01/2005
R08352	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1694	4/03/2023	WD	U	I	11	100
GRANTOR: ANGELI HENRY III & LE						
GRANTEE: TRUST NO 76113TL						
2563/1305	5/10/2022	WD	Q	I	01	475,000
GRANTOR: ERICKSON DOUGLAS R &						
GRANTEE: ANGELI HENRY III &						

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	0812	CONCRETE C	0	100	0	0	1,308.00	SF	4.00	4.00	100	2006	2006	3	86	4,500	

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=14,42] N36 E12 N6 E32 S41 W9 S2 W7 N12 W7 S11 W21 $
BAS=[YR=2006;ORIG=0,0] W31 W1 S6 W12 S25 S2 E17 U1R1 E3 S9 E12 S2 E3 N2 E5 S2 E3 N43 $
FGR=[YR=2006;ORIG=-44,31] W10 S23 E10 S2 E21 N11 N13 W3 D1L1 W17 N2 $
FSP=[YR=2017;ORIG=-31,0] N11 W13 S17 E12 N6 E1 $
FOP=[YR=2006;ORIG=-23,45] E12 N4 W12 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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 01/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS