LOT 43
IN OR 2157/658
TIMBER CREEK PLANTATION #1

FINNEY RYAN M & LAURIE J
76131 TIDEVIEW LANE
YULEE, FL 32097

2025

11-2N-26-2050-0043-0000

BUILDING CHARACTERISTICS

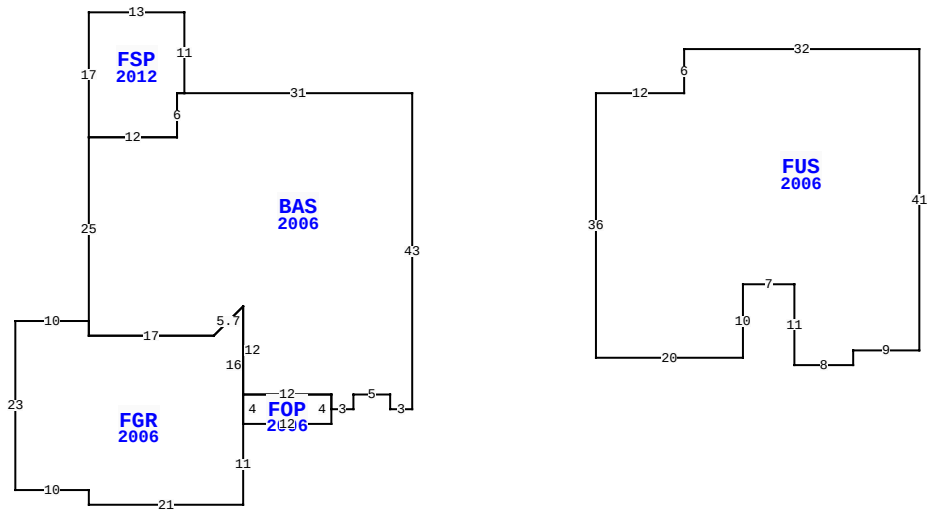
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,568	100	2006	1,568	139,849
FGR	721	55	2006	397	35,408
FOP	48	30	2006	14	1,249
FSP	215	40	2012	86	7,670
FUS	1,705	100	2006	1,705	152,067
TOTALS	4,257			3,770	336,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,770	98.0100	98.01	369,498	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 3273 HX Base Yr 2018



76131 TIDEVIEW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,243
TOTAL MARKET OB/XF VALUE		5,492
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		396,735
SOH/AGL Deduction		155,449
ASSESSED VALUE		241,286
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,564
TOTAL JUST VALUE		396,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10674	MECH OTHER	0	11/01/2005
P10149	OTHER	0	10/01/2005
E15797	ELEC OTHER	1,500	09/01/2005
C15909	CO ISSUED	237,064	08/01/2005
R08131	REPAIR/RRF	2,000	08/01/2005
B15909	NEW CONSTR	237,064	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/0658	11/13/2017	WD	Q	I	01	265,000
GRANTOR: ROGERS JASON A & TIA						
GRANTEE: FINNEY RYAN M & LAU						
1907/0710	3/14/2014	WD	Q	I	01	217,500
GRANTOR: PELFREY JACLYN N & AN						
GRANTEE: ROGERS JASON A & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 FSP=[YR=2012] N11 W13 S17 E12 N6 E1$ W1 S6 W12 S25 FGR=[YR=2006] W10 S23 E10 S2 E21 N11 FOP=[YR=2006] E12 N4 W12 S4$ N16 D4 L4 W17 N2$ S2 E17 R4 U4 S12 E12 S2 E3 N2 E5 S2 E3 N43$ PTR=E25 FUS=[YR=2006] E12 N6 E32 S41 W9 S2 W8 N11 W7 S10 W20 N36$ W25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	2006	2006	3	86	3,712	

LAND DESCRIPTION

TOTAL OB/XF 5,492

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