LOT 9
IN OR 2158/1488
TIMBER CREEK PLANTATION #1

STEWART ANDREW C & DAWN M
2637 CASSIA LN
JACKSONVILLE FL, FL 32246

**2026**

**11-2N-26-2050-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

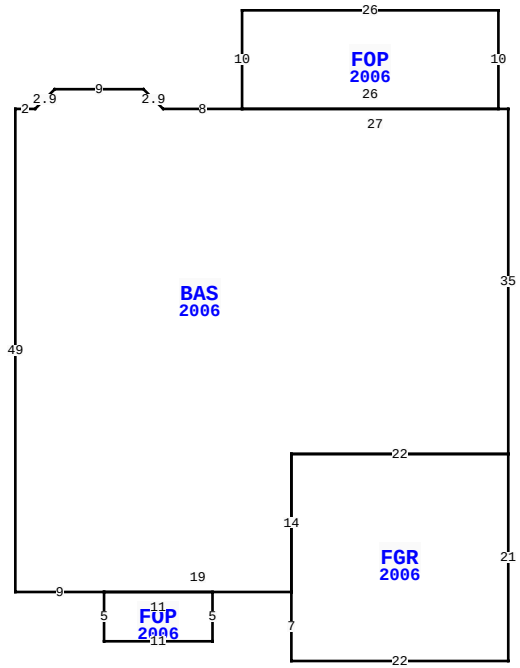
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 2,164 | 100 | 2006 | 2,164 | 216,366 |
| FGR | 462 | 55 | 2006 | 254 | 25,396 |
| FOP | 55 | 30 | 2006 | 16 | 1,600 |
| FOP | 260 | 30 | 2006 | 78 | 7,798 |
| TOTALS | 2,941 | | | 2,512 | 251,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,512 | 105.2160 | 110.48 | 277,526 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SINGLE FAM 0% - 2023 Heated Area: 2164 HX Base Yr




76155 TIDEVIEW LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 251,161 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 305,161 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 305,161 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 305,161 |
| TOTAL JUST VALUE | 305,161 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 298,638 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C16953 | CO ISSUED | 155,006 | 03/01/2006 |
| E16858 | ELEC OTHER | 1,500 | 03/01/2006 |
| M11156 | MECH OTHER | 0 | 03/01/2006 |
| B16953 | NEW CONSTR | 155,006 | 03/01/2006 |
| R08804 | REPAIR/RRF | 2,000 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2158/1488 | 11/10/2017 | QC | U | I | 11 | 100 |
| GRANTOR: STEWART ANDREW C & | | | | | | |
| GRANTEE: STEWART ANDREW C & | | | | | | |
| 1422/1486 | 6/23/2006 | WD | Q | I | | 302,700 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: STEWART ANDREW C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2006] W26 S10 BAS=[YR=2006] W8 L2 U2 W9 D2 L2 W2 S49 E9 FOP=[YR=2006] S5 E11 N5 W11$ E19 FGR=[YR=2006] S7 E22 N21 W22 S14$ N14 E22 N35 W27$ E26 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 54,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS