LOT 13
IN OR 1736/948
TIMBER CREEK PLANTATION #1

BAILEY JORDAN M
76217 TIDEVIEW LANE
YULEE, FL 32097

2026

11-2N-26-2050-0013-0000

BUILDING CHARACTERISTICS

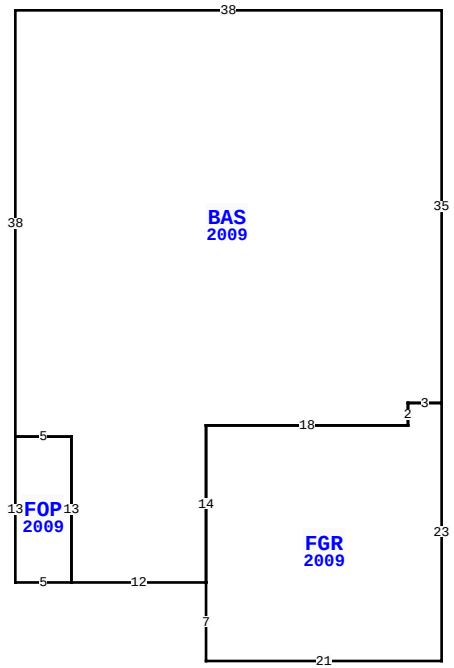
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,573	100	2009	1,573	171,098
FGR	447	55	2009	246	26,758
FOP	65	30	2009	20	2,176
TOTALS	2,085			1,839	200,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	112.6000	118.23	217,425	2009	2009	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2012 Heated Area: 1573 HX Base Yr 2012



76217 TIDEVIEW LN, YULEE

BLD DATE	08/04/2009 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,031
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		254,031
SOH/AGL Deduction		108,025
ASSESSED VALUE		146,006
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,595
TOTAL JUST VALUE		254,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21749	CO ISSUED	0	02/24/2009
E21452	ELEC OTHER	1,500	12/01/2008
M14269	MECH OTHER	0	12/01/2008
P13550	NEW CONSTR	0	11/01/2008
R11448	REPAIR/RRF	2,000	08/01/2008
B21749	NEW CONSTR	143,484	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1736/0948	4/29/2011	WD	Q	I	02	118,500
GRANTOR: MELLIN LORI A						
GRANTEE: BAILEY JORDAN M						
1608/1381	2/27/2009	WD	Q	I	01	151,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MELLIN LORI A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W38 S38 FOP=[YR=2009] S13 E5 N13 W5$ E5 S13 E12
FGR=[YR=2009] S7 E21 N23 W3 S2 W18 S14$ N14 E18 N2 E3 N35$.

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	100	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