LOT 14
TIMBER CREEK PLANTATION #1
PB 6/394

MCLAUGHLIN DANIEL & SUSAN
76225 TIDEVIEW LN
YULEE, FL 32097

2026

11-2N-26-2050-0014-0000

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

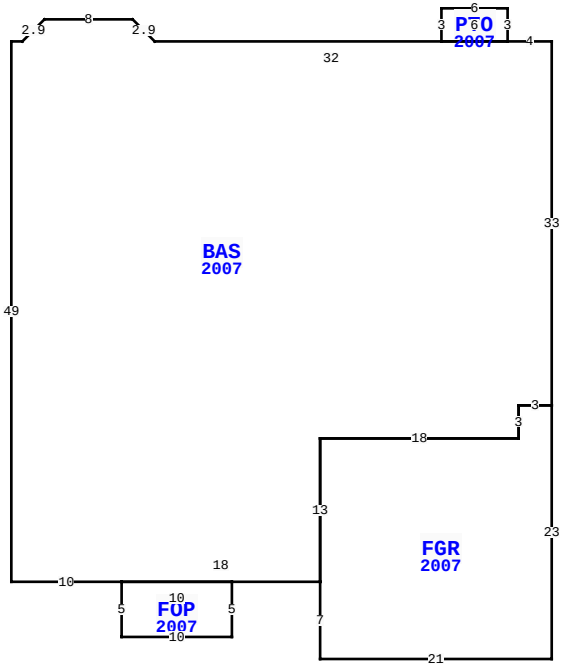
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2007	2,139	214,309
FGR	429	55	2007	236	23,645
FOP	50	30	2007	15	1,503
PTO	18	5	2007	1	100
TOTALS	2,636			2,391	239,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	104.8600	110.10	263,249	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 2139 HX Base Yr



76225 TIDEVIEW LN, YULEE

BLD DATE	10/23/2012 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,557
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	293,557
SOH/AGL Deduction	0
ASSESSED VALUE	293,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,557
TOTAL JUST VALUE	293,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12193	MECH OTHER	0	10/01/2006
P11616	OTHER	0	10/01/2006
C18573	CO ISSUED	0	09/01/2006
R09757	REPAIR/RRF	2,000	09/01/2006
B18573	NEW CONSTR	171,798	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0557	7/02/2020	WD	Q	I	01	244,900
GRANTOR: LEAGUE BARBARA J LIVI						
GRANTEE: MCLAUGHLIN DANIEL &						
2081/0831	11/02/2016	WD	Q	I	01	195,000
GRANTOR: BAIRD JEFFREY ALLEN &						
GRANTEE: LEAGUE BARBARA J LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 PTO=[YR=2007] N3 W6 S3 E6 $ W32 L2 U2 W8 D2 L2 W1 S49 E10 FOP=[YR=2007] S5 E10 N5 W10$ E18 FGR=[YR=2007] S7 E21 N23 W3 S3 W18 S13$ N13 E18 N3E3 N33$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS