LOT 16
TIMBER CREEK PLANTATION #1
PB 6/394

DOBSON KATELYN & MATTHEW
76226 TIDEVIEW LANE
YULEE, FL 32097

2026

11-2N-26-2050-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

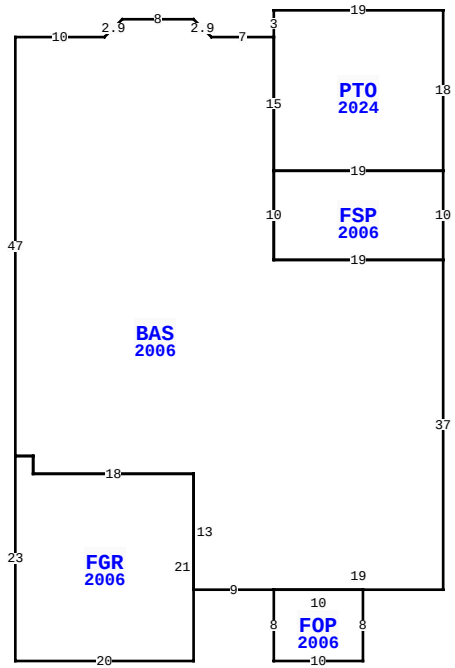
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,257	100	2006	2,257	234,305
FGR	424	55	2006	233	24,188
FOP	80	30	2006	24	2,491
FSP	190	40	2006	76	7,890
PTO	342	5	2024	17	1,765
TOTALS	3,293			2,607	270,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	109.2480	114.71	299,049	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2024 Heated Area: 2257 HX Base Yr



76226 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	270,639
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	327,719
SOH/AGL Deduction	0
ASSESSED VALUE	327,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,719
TOTAL JUST VALUE	327,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617302	SCRN RM	1,600	02/15/2006
B15981	NEW CONSTR	166,875	02/15/2006
E16245	ELEC OTHER	1,500	11/01/2005
M10638	MECH OTHER	0	11/01/2005
M10638	MECH OTHER	0	11/01/2005
P10076	OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/372	9/25/2023	WD	Q	I	01	422,000
GRANTOR: GILMAN DAVID PAUL & M						
GRANTEE: DOBSON KATELYN & MA						
2463/0529	5/17/2021	WD	Q	I	02	300,000
GRANTOR: CARRION JOSE & CARMEN						
GRANTEE: GILMAN DAVID PAUL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-19,0] N15 W7 U2L2 W8 D2L2 W10 S47 E2 S2 E18 S13 E9 E19 N37 W19 N10 $
FGR=[YR=2006;ORIG=-48,32] S23 E20 N21 W18 N2 W2 $
FSP=[YR=2006;ORIG=0,0] W19 S10 E19 N10 $
FOP=[YR=2006;ORIG=-19,47] S8 E10 N8 W10 $
PTO=[YR=2024;ORIG=-19,0] E19 N18 W19 S3 S15 $
.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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