LOT 22
IN OR 2083/1050
TIMBER CREEK PLANTATION #1

EVERS REBECCA/EVERS RICHARD L
76150 TIDEVIEW LN
YULEE, FL 32097

2026

11-2N-26-2050-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

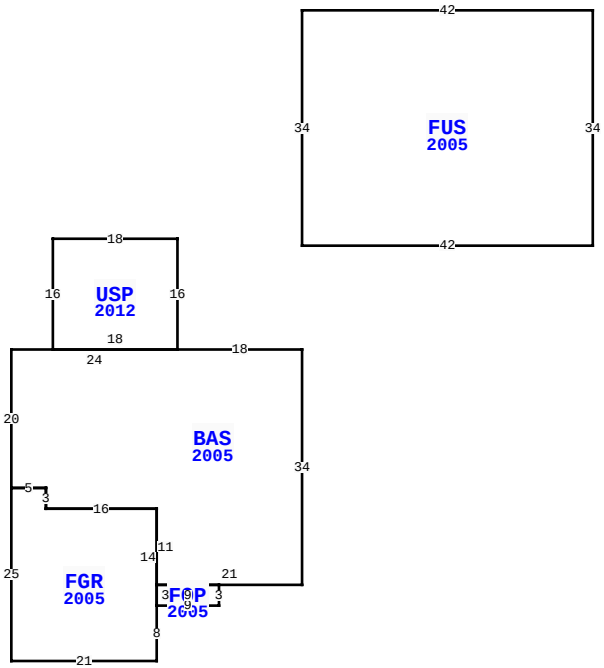
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,182	100	2005	1,182	120,220
FGR	477	55	2005	262	26,648
FOP	27	30	2005	8	814
FUS	1,428	100	2005	1,428	145,240
USP	288	30	2012	86	8,747
TOTALS	3,402			2,966	301,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,966	107.6300	113.01	335,188	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 2610 HX Base Yr



76150 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	301,669
TOTAL MARKET OB/XF VALUE	2,642
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	358,311
SOH/AGL Deduction	0
ASSESSED VALUE	358,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,311
TOTAL JUST VALUE	358,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13737	NEW CONSTR	0	12/01/2004
E0413954	ELEC OTHER	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1050	11/10/2016	WD	Q	I	01	217,000
GRANTOR: WRIGHT THOMAS G & ALE						
GRANTEE: EVERS RICHARD L & R						
1914/1051	4/24/2014	WD	Q	I	01	180,000
GRANTOR: GILLIS RANDALL E & MI						
GRANTEE: WRIGHT THOMAS G & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2012] N16 W18 S16 E18$ W24 S20 FGR=[YR=2005] S25 E21 N8 FOP=[YR=2005] E9 N3 W9 S3$ N14 W16 N3 W5$ E5 S3 E16 S11 E21 N34$ PTR=N15 FUS=[YR=2005] N34 E42 S34 W42$ 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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	
5	0350	CARPORT WD	0	0	17	17	289.00	SF	13.00	13.00	100	2007	2007	3	24	902	

LAND DESCRIPTION

TOTAL OB/XF 2,642

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