LOT 24
TIMBER CREEK PLANTATION #1
PB 6/394

KARA JULIE M & GERALD D JR
76118 TIDEVIEW LANE
YULEE, FL 32097

2026

11-2N-26-2050-0024-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

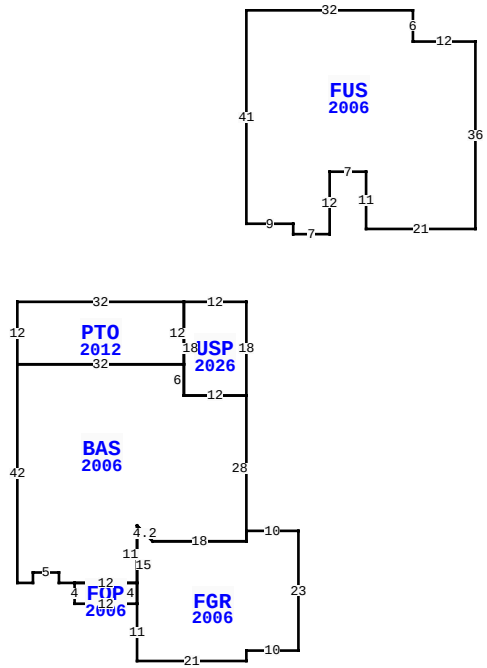
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	2006	1,594	145,872
FGR	718	55	2006	395	36,148
FOP	48	30	2006	14	1,281
FUS	1,697	100	2006	1,697	155,299
PTO	384	5	2012	19	1,739
USP	216	30	2026	65	5,949
TOTALS	4,657			3,784	346,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,784	96.3000	101.12	382,638	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2020 Heated Area: 3291 HX Base Yr 2020



76118 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		346,287
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		400,287
SOH/AGL Deduction		106,360
ASSESSED VALUE		293,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,516
TOTAL JUST VALUE		400,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16389	ELEC OTHER	1,500	12/01/2005
M10745	MECH OTHER	0	12/01/2005
C16252	CO ISSUED	237,064	10/01/2005
B16252	NEW CONSTR	237,064	10/01/2005
P10218	OTHER	0	10/01/2005
R08351	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1183	6/26/2019	WD	Q	I	01	315,000
GRANTOR: JONES HEATHER W & DAN						
GRANTEE: KARA JULIE M & GERA						
1421/1824	6/21/2006	WD	Q	I		336,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JONES HEATHER W & D						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=0,-15] N41 E32 S6 E12 S36 W21 N11 W7 S12 W7 N2 W9 $
BAS=[YR=2006;ORIG=-44,12] S42 E3 N2 E5 S2 E3 E12 N11 D3R3 E18 N28 W12 N6 W32 $
FGR=[YR=2006;ORIG=-21,58] S11 E21 N2 E10 N23 W10 S2 W18 U3L3 S15 $
PTO=[YR=2012;ORIG=-12,0] W32 S12 E32 N12 $
FOP=[YR=2006;ORIG=-33,54] S4 E12 N4 W12 $
USP=[YR=2026;ORIG=-12,0] E12 S18 W12 N18 $
.

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	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