LOT 28
IN OR 1369/956
TIMBER CREEK PLANTATION #1

MCCLURE SCOTT W & LOIS K
76056 TIDEVIEW LANE
YULEE, FL 32097

2026

11-2N-26-2050-0028-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

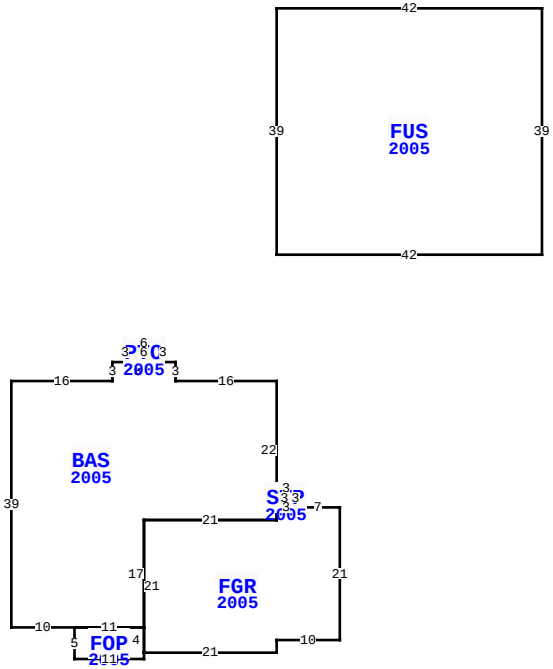
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	2005	1,311	125,258
FGR	651	55	2005	358	34,205
FOP	55	30	2005	16	1,529
FUS	1,638	100	2005	1,638	156,501
PTO	18	5	2005	1	95
STP	9	10	2005	1	95
TOTALS	3,682			3,325	317,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,325	101.1080	106.16	352,982	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 2949 HX Base Yr 2006



76056 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		317,684
TOTAL MARKET OB/XF VALUE		2,556
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		374,240
SOH/AGL Deduction		160,375
ASSESSED VALUE		213,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,454
TOTAL JUST VALUE		374,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305209	ROOF	23,477	04/21/2023
M09968	MECH OTHER	0	07/01/2005
E0514987	ELEC OTHER	1,500	05/01/2005
R0507589	REPAIR/RRF	2,000	05/01/2005
B0515167	NEW CONSTR	209,772	05/01/2005
P0509475	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0956	11/28/2005	WD	Q	I		298,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MCCLURE SCOTT W & L						
1295/0058	2/11/2005	WD	U	V	19	213,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 N3 W2 PTO=[YR=2005] N3 W6 S3 E6$ W8 S3 W16 S39 E10 FOP=[YR=2005] S5 E11 N1 FGR=[YR=2005] E21 N2 E10 N21 W7 STP=[YR=2005] N3 W3 S3 E3$ W3 S2 W21 S21$ N4 W11$ E11 N17 E21 N22$ PTR=N20 FUS=[YR=2005] N39 E42 S39 W42$ S20$.

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	0752	USP	0	100	0	0	426.00	SF	15.00	15.00	100	2007	2007	3	40	2,556	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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