LOT 34
TIMBER CREEK PLANTATION #1
PB 6/394

HAMLIN FREDRICK ROLAND & LORI LYNN
76001 TIDEVIEW LANE
YULEE, FL 32097

2026

11-2N-26-2050-0034-0000

BUILDING CHARACTERISTICS

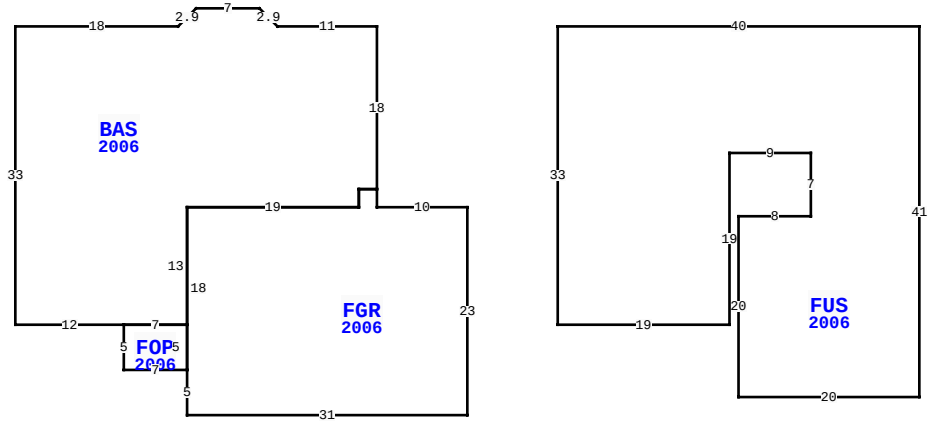
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,061	100	2006	1,061	105,671
FGR	717	55	2006	394	39,241
FOP	35	30	2006	10	996
FUS	1,405	100	2006	1,405	139,931
TOTALS	3,218			2,870	285,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,870	104.8100	110.05	315,844	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2024 Heated Area: 2466 HX Base Yr 2024



76001 TIDEVIEW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,839
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		339,839
SOH/AGL Deduction		63,356
ASSESSED VALUE		276,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,072
TOTAL JUST VALUE		339,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229260	REPAIR/RRF	14,775	10/01/2022
B15888	NEW CONSTR	184,457	02/24/2006
E16188	ELEC OTHER	1,500	11/01/2005
M10580	MECH OTHER	0	11/01/2005
P10072	OTHER	0	09/01/2005
R08117	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/691	9/05/2023	WD	Q	I	02	385,000
GRANTOR: PHILLIPS JAMES ERIC						
GRANTEE: HAMLIN FREDRICK ROL						
1835/0406	12/17/2012	QC	U	I	11	100
GRANTOR: PHILLIPS MEREDITH						
GRANTEE: PHILLIPS JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=20,33] N33 E40 S41 W20 N20 E8 N7 W9 S19 W19 $
BAS=[YR=2006;ORIG=0,0] W11 U2L2 W7 D2L2 W18 S33 E12 E7 N13 E19 N2 E2 N18 $
FGR=[YR=2006;ORIG=-21,38] S5 E31 N23 W10 N2 W2 S2 W19 S18 $
FOP=[YR=2006;ORIG=-28,33] S5 E7 N5 W7 $
PTR=[ORIG=0,0] N15 S15 $
.

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