LOT 37
TIMBER CREEK PLANTATION #1
PB 6/394

SISLEY MELISSA A
76035 TIDEVIEW LN
YULEE, FL 32097

**2026**

**11-2N-26-2050-0037-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

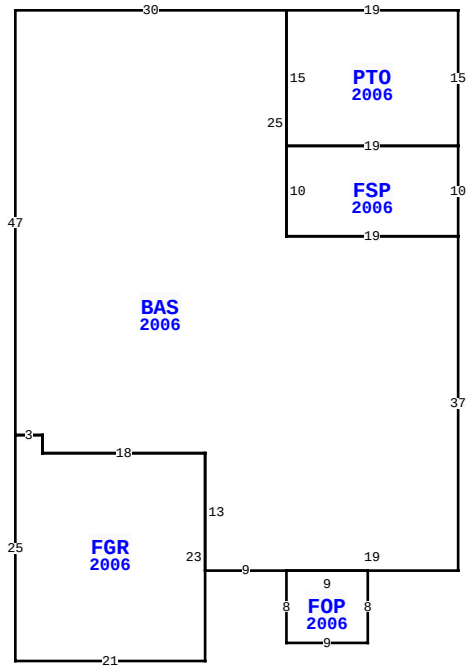
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,284 | 100 | 2006 | 2,284 | 232,933 |
| FGR | 489 | 55 | 2006 | 269 | 27,434 |
| FOP | 72 | 30 | 2006 | 22 | 2,243 |
| FSP | 190 | 40 | 2006 | 76 | 7,750 |
| PTO | 285 | 5 | 2006 | 14 | 1,428 |
| TOTALS | 3,320 | | | 2,665 | 271,789 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,665 | 107.3280 | 112.69 | 300,319 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SINGLE FAM 100% - 2022 Heated Area: 2284 HX Base Yr 2022




76035 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 | | 271,789 |
| TOTAL MARKET OB/XF VALUE | | 45,580 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 371,369 |
| SOH/AGL Deduction | | 131,606 |
| ASSESSED VALUE | | 239,763 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 188,352 |
| TOTAL JUST VALUE | | 371,369 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23182 | SWIM POOL | 18,000 | 01/01/2010 |
| E16731 | ELEC OTHER | 1,500 | 02/01/2006 |
| M11052 | TANKS/BLRS | 0 | 02/01/2006 |
| C16696 | CO ISSUED | 166,875 | 12/01/2005 |
| R08631 | REPAIR/RRF | 2,000 | 12/01/2005 |
| P10445 | OTHER | 0 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2471/1614 | 6/16/2021 | WD | Q | I | 01 | 340,000 |
| GRANTOR: FRIEDMAN DAVIS M | | | | | | |
| GRANTEE: SISLEY MELISSA A | | | | | | |
| 1534/0160 | 11/05/2007 | WD | U | I | 14 | 200,000 |
| GRANTOR: COUNTRY WIDE HOME LOA | | | | | | |
| GRANTEE: FRIEDMAN DAVIS M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2006] W19 BAS=[YR=2006] W30 S47 FGR=[YR=2006] S25 E21 N23 W18 N2 W3$ E3 S2 E18 S13 E9 FOP=[YR=2006] S8 E9 N8 W9$ E19 N37 FSP=[YR=2006] N10 W19 S10 E19$ W19 N25$ S15 E19 N15$
.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |
| 4 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2010 | 2010 | 04 | 85 | 42,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,580

| 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