LOT 39
IN OR 2129/1247
TIMBER CREEK PLANTATION #1

BURTHA ROBERT A & ANNMARIE
76067 TIDEVIEW LN
YULEE, FL 32097

2026

11-2N-26-2050-0039-0000

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		5 100
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

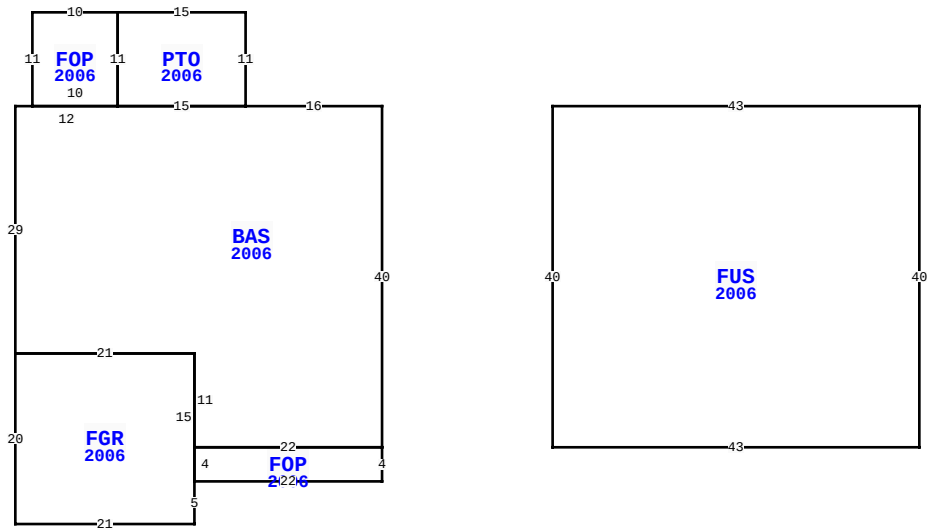
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100	2006	1,489	139,956
FGR	420	55	2006	231	21,713
FOP	88	30	2006	26	2,444
FOP	110	30	2006	33	3,101
FUS	1,720	100	2006	1,720	161,668
PTO	165	5	2006	8	752
TOTALS	3,992			3,507	329,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,507	98.9100	103.86	364,237	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2018 Heated Area: 3209 HX Base Yr 2018



76067 TIDEVIEW LN, YULEE

BLD DATE	02/07/2007	JM	LGL DATE	
XF DATE	02/07/2007	JM	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,634
TOTAL MARKET OB/XF VALUE		518
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		384,152
SOH/AGL Deduction		114,889
ASSESSED VALUE		269,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,852
TOTAL JUST VALUE		384,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002220	REPAIR/RRF	23,316	02/09/2022
B19583	OTHER	3,880	03/01/2007
C0618000	CO ISSUED	252,780	07/01/2006
E17769	ELEC OTHER	1,500	07/01/2006
M11821	MECH OTHER	0	07/01/2006
B0618000	NEW CONSTR	252,780	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/1247	6/19/2017	WD	Q	I	01	255,000
GRANTOR: SAGE ROBERT R &						
GRANTEE: BURTHA ROBERT A & A						
1267/1508	12/27/2006	WD	Q	I		282,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SAGE ROBERT R & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 PTO=[YR=2006] N11 W15 S11 E15$ W15
FOP=[YR=2006] N11 W10 S11 E10$ W12 S29 FGR=[YR=2006] S20 E21
N5 FOP=[YR=2006] E22 N4 W22 S4$ N15 W21$E21 S11 E22 N40$
PTR=E20 FUS=[YR=2006] E43 S40 W43 N40$ W20$.

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
4	0940	SHEDS/PORT	0	100	3	24	72.00	SF	30.00	30.00	100	2007	2007	3	24	518	

LAND DESCRIPTION

TOTAL OB/XF 518

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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS