



BUILDING CHARACTERISTICS				
ELEMENT	CD			
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 Floor	15 HARDTILE 70			
Interior Floor	14 CARPET 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	110,305
FGR	477	55	262	23,611
FOP	27	30	8	721
FUS	1,428	100	1,428	128,689
PTO	18	5	1	90
TOTALS	3,174		2,923	263,416

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,923	109.1340	98.49	287,886	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM - 0% - 2023
Heated Area: 2652
HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	263,416		
TOTAL MARKET OB/XF VALUE	3,036		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	321,452		
SOH/AGL Deduction	0		
ASSESSED VALUE	321,452		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	321,452		
TOTAL JUST VALUE	321,452		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	271,587		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15764	NEW CONSTR	187,006	01/13/2006
M10429	MECH OTHER	0	10/01/2005
E15799	ELEC OTHER	1,500	09/01/2005
P09884	OTHER	0	08/01/2005
R08027	REPAIR/RRF	2,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0507	5/19/2022	SW	U	I	37	460,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: FKH SFR PROPCO K LP						
2536/1786	2/07/2022	CT	U	I	18	300,100
GRANTOR: CLERK OF COURT						
GRANTEE: DUVAL HOME BUYERS L						

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
1	0811	CONCRETE B	0	0	0	671.00	SF	5.20	5.20	100	2005	2005	3	87	3,036	

76164 TIDEVIEW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS=[YR=2005] W26 PTO=[YR=2005] N3 W6 S3 E6\$ W16 S22
FGR=[YR=2005] S25 E21 N10 FOP=[YR=2005] E9 N3 W9 S3\$ N12 W16
N3 W5\$ E5 S3 E16 S9 E21 N34\$ PTR=N15 FUS=[YR=2005] N34 E42
S34 W42\$ S15\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								