

BUCCI HOWARD M & STEPHANIE JOY
76002 TIDEVIEW LN
YULEE, FL 32097

11-2N-26-2050-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior WallRoof Structur08WD FR STUC 100IRREGULAR 100

RooF CoverInterior WallInterioR FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStories UnitsOccupancy03COMP SHNGL 10005DRYWALL 10011CLAY TILE 5013LVT/LAMNT 5003CENTRAL 10004AIR DUCTED 1003 1002.5 100WOOD FRAME 1002. 1000 100NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

TOT ADJ PTS99.68

EFF. BASE RATEREPL. COST NEWAYBYEYBECONFNCTNORM% COND

0100012,992110.4500298,24320062012005.0095.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE283,331TOTAL MARKET OB/XF VALUE4,778TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE343,109SOH/AGL Deduction0ASSESSED VALUE343,109TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE293,109TOTAL JUST VALUE343,109NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE267,465

QUALITYDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPEGROSS AREAPCT OF BASETOTAL ADJ AREASUBAREAMARKET VALUEBAS1,0801001,080102,271FGR6265534432,576FOP353010947FUS1,4041001,404132,953PTO12856568USP4943014814,015

Quality03Quality Level 03SINGLE FAMILYMKT AREA055005.00

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2595/132910/10/2022WDDQI01450,000

GRANTOR:LUNDE NATHAN P & CHRIGRantee:Bucci Howard Michae2379/07997/27/2020WDDQI01300,000GRANTOR:SIMPSON ANDREW G & MEGrantee:Lunde Nathan P & CH

Building Notes

BUILDING DIMENSIONS

PTO=[YR=2015] N16 W8 USP=[YR=2015] W32 S16 BAS=[YR=2006] S33 E12 FOP=[YR=2006] S5 E7 FGR=[YR=2006] S3 E31 N20 W10 N2 W3 S2 W18 S17\$ N5 W7\$ E7 N12 E18 N2 E3 N19 W11 L2 U2 W7 D2 L2 W18\$ E18 U2 R2 E7 D2 E3 N16\$ S16 E8 \$ PTR=E10 N20 FUS=[YR=2006] N33E40 S41 W21 N20 E7 N9 W8 S21 W18\$ W10 S20\$.

Land Description

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNIT UNIT DPHT % TOT UNIT ADJ ADJ LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

1000134CSFR POND1000003PUDEFront 5.00Depth 0.00TOT 1.00UNIT LTDPHT 1.00% 1.00TOT 1.00ADJ 55,000.00ADJ 55,000.00LAND 55,000OTHER AND NOTESYEARYEAR DENSITYDECLFRZYRCNSRV