

HOFFMAN ROBERT & ELAINE
96017 TIDAL BAY CT
YULEE, FL 32097

37-3N-28-0740-0065-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	05	AVERAGE 90		
Exterior Wall	20	FACE BRICK 10		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame Stories Units	02	WOOD FRAME 100 1. 100 0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	126,004
FGR	399	55	219	22,749
FOP	8	30	2	208
TOTALS	1,620		1,434	148,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	125.0392	112.85	161,827	2006	2006		0	0	7.95	92.05

1 SINGLE FAM - 100% - 2016 Heated Area: 1213 HX Base Yr 2016

Diagram showing lot dimensions and area calculations:

Basement Area (BAS) = 1,213 SF

Floor Ground (FGR) = 399 SF

Fence Overlap (FOP) = 8 SF

Total Gross Area = 1,620 SF

Adjusted Area = 1,434 SF

Subarea Market Value = 148,962

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		148,962	
TOTAL MARKET OB/XF VALUE		5,274	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		209,236	
SOH/AGL Deduction		86,248	
ASSESSED VALUE		122,988	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		72,988	
TOTAL JUST VALUE		209,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,744	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
1999/1878	8/27/2015	WD	Q	I	01	130,000

GRANTOR: TSERING IRINA

GRANTEE: HOFFMAN ROBERT & EL

1401/0671 4/04/2006 WD Q I 147,700

GRANTOR: YOUNG AMERICAN HOMES

GRANTEE: TSERING IRINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W30 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19\$E2 N4 W2\$E2 S4 E17 S21 E11\$.

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	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	
2	0810	CONCRETE A	0 100	45	15	675.00	SF	6.50	6.50	100	2006	2006	3	88	3,861	
3	0810	CONCRETE A	0 100	49	3	147.00	SF	6.50	6.50	100	2006	2006	3	88	841	

LAND DESCRIPTION

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF

5,274

REVIEW DATE 07/06/2018 BY KWX

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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