

LOT 27
IN OR 1372/1347
TIMBER CREEK PLANTATION #1

DIDOMENICO PAUL & MARTA L
76072 TIDEVIEW LANE
YULEE, FL 32097

2024

11-2N-26-2050-0027-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,717	100	1,717	141,607
FGR	651	55	358	29,526
FOP	108	30	32	2,639
FUS	1,792	100	1,792	147,792
PTO	18	5	1	83
TOTALS	4,286		3,900	321,646

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	1,036.00	SF	5.20	5.20
2	0861	POOL GUNIT	0	100	0	0	471.00	SF	85.00	85.00
3	0911	SCRN RM A	0	100	0	0	1,209.00	SF	17.50	17.50
4	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,900	95.4000	90.63	353,457	2005	2005	0	0	91.00
1 SINGLE FAM - 100% - 2006										
Heated Area: 3509										
HX Base Yr 2006										

76072 TIDEVIEW LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,646	
TOTAL MARKET OB/XF VALUE		37,611	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		414,257	
SOH/AGL Deduction		165,319	
ASSESSED VALUE		248,938	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		198,938	
TOTAL JUST VALUE		414,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,627	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20749	SWIM POOL	31,000	11/01/2007
B20748	SCRN ENCLOSURE	10,000	11/01/2007
M09969	MECH OTHER	0	07/01/2005
E0514989	ELEC OTHER	1,500	05/01/2005
R0507588	REPAIR/RRF	2,000	05/01/2005
B0515164	NEW CONSTR	248,250	05/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1372/1347	12/08/2005	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					SALE PRICE
GRANTEE: DIDOMENICO PAUL & M					363,400
1287/1902	1/14/2005	WD	U	V	19
GRANTOR: TIMBER CREEK LLC					85,500
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2005] W20 N3 W2 PTO=[YR=2005] N3 W6 S3 E6\$ W8 S3 W2 S5 W16 S34 E9 FOP=[YR=2005] S6 E18 FGR=[YR=2005] S10 E21 N2 E10 N21 W10 S2 W11\$ N6 W18\$ E18 N5 E21 N34\$ PTR= N20 FUS=[YR=2005] N34 E16 N5 E32 S39 W48\$ S20\$.										