



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,394	100	1,394	149,808
FGR	395	55	217	23,320
FOP	30	30	9	968
PTO	104	5	5	537
TOTALS	1,923		1,625	174,633

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	25	4	100.00	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2007

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,625	122.2980	116.18	188,792	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1394 HX Base Yr 2020											

96005 TIDAL BAY CT, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
4,507											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 174,633											
TOTAL MARKET OB/XF VALUE 4,507											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 234,140											
SOH/AGL Deduction 102,064											
ASSESSED VALUE 132,076											
TOTAL EXEMPTION VALUE 55,000											
BASE TAXABLE VALUE 77,076											
TOTAL JUST VALUE 234,140											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 226,355											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
2286/1864 6/27/2019 WD Q I 01 175,000											
GRANTOR: OCEAN NORAJANE LLC											
GRANTEE: BRANDT-ASCIOLLA SHA											
2269/0664 4/08/2019 SW U I 12 133,500											
GRANTOR: U.S. BANK NATIONAL AS											
GRANTEE: OCEAN NORAJANE LLC											

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2007] W13 BAS=[YR=2007] W17 S49 FGR=[YR=2007] S21 E19 N16 L1 U1 N4 W18E18 FOP=[YR=2007] S4 D1 R1 E5 U2 L2 N5W4S2\$ N2E4S5 D2 R2 E4 R2 U2 N44W13N8\$ S8E13 N8\$.											