

KARA JULIE M & GERALD D JR
76118 TIDEVIEW LANE
YULEE, FL 32097

11-2N-26-2050-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 3,784 96.3000 96.30 364,399 2006 2006 0 0 9.00 91.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2020 Heated Area: 3291 HX Base Yr 2020										BUILDING MARKET VALUE 331,603									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 4,481									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 391,084									
Interior Floo 08 SHT VINYL 30																				SOH/AGL Deduction 104,884									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 286,200									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 235,478									
Bathrooms 3 100																				TOTAL JUST VALUE 391,084									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 371,749									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				E16389 ELEC OTHER 1,500 12/01/2005									
MAP NUM MKT AREA 05																				M10745 MECH OTHER 0 12/01/2005									
NEIGHBORHOOD/LOC 5005.00																				C16252 CO ISSUED 237,064 10/01/2005									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B16252 NEW CONSTR 237,064 10/01/2005									
BAS 1,594 100 2006 1,594 139,687																				P10218 OTHER 0 10/01/2005									
FGR 718 55 2006 395 34,615																				R08351 REPAIR/RRF 2,000 10/01/2005									
FOP 48 30 2006 14 1,227																													
FUS 1,697 100 2006 1,697 148,713																													
PTO 384 5 2012 19 1,665																													
USP 216 30 2026 65 5,697																													
TOTALS 4,657 3,784 331,603																													
EXTRA FEATURES										76118 TIDEVIEW LN, YULEE										SALES DATA									
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																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
1 0811 CONCRETE B 0 100 0 0 1,002.00 SF 5.20 5.20 100 2006 2006 3 86 4,481																				2298/1183 6/26/2019 WD Q I 01 315,000									
																				GRANTOR: JONES HEATHER W & DAN									
																				GRANTEE: KARA JULIE M & GERA									
																				1421/1824 6/21/2006 WD Q I 336,900									
																				GRANTOR: KB HOME JACKSONVILLE									
																				GRANTEE: JONES HEATHER W & D									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				FUS=[YR=2006;ORIG=-15] N41 E32 S6 E12 S36 W21 N11 W7 S12 W7 N2 W9 \$									
																				BAS=[YR=2006;ORIG=-44,12] S42 E3 N2 E5 S2 E3 E12 N11 D3R3 E18 N28 W12 N6 W32 \$									
																				FGR=[YR=2006;ORIG=-21,58] S11 E21 N2 E10 N23 W10 S2 W18 U3L3 S15 \$									
																				PTO=[YR=2012;ORIG=-12,0] W32 S12 E32 N12 \$									
																				FOP=[YR=2006;ORIG=-33,54] S4 E12 N4 W12 \$									
																				USP=[YR=2026;ORIG=-12,0] E12 S18 W12 N18 \$									
																				.									
LAND DESCRIPTION										TOTAL OB/XF 4,481																			
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 000100 C RES 100 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 55,000.00 55,000.00 55,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 07/30/2025 BY SYS									