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

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

2025

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

NASSAU COUNTY PROPERTY

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

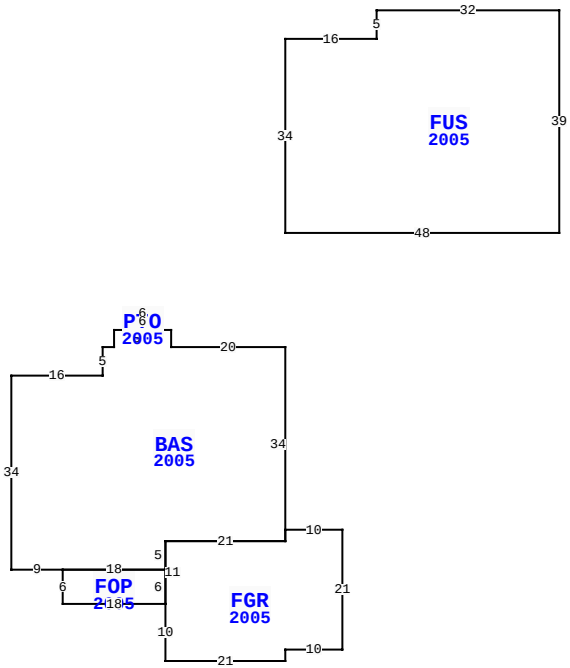
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	2005	1,717	148,241
FGR	651	55	2005	358	30,908
FOP	108	30	2005	32	2,763
FUS	1,792	100	2005	1,792	154,716
PTO	18	5	2005	1	86
TOTALS	4,286			3,900	336,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,900	95.4000	95.40	372,060	2005	2005	0	0	0	9.50	90.50

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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,714
TOTAL MARKET OB/XF VALUE		35,003
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		426,717
SOH/AGL Deduction		170,560
ASSESSED VALUE		256,157
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,435
TOTAL JUST VALUE		426,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,257

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	SALE PRICE
1372/1347	12/08/2005	WD	Q	I		363,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DIDOMENICO PAUL & M						
1287/1902	1/14/2005	WD	U	V	19	85,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

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 W21 S11$ N6 W18$ E18 N5 E21 N34$ PTR= N20 FUS=[YR=2005] N34 E16 N5 E32 S39 W48$ S20$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,036.00	SF	5.20	5.20	100	2005	2005	3	84	4,525	
2	0861	POOL GUNIT	0	100	0	0	471.00	SF	85.00	85.00	100	2008	2008	3	48	19,217	
3	0911	SCRN RM A	0	100	0	0	1,209.00	SF	17.50	17.50	100	2008	2008	3	31	6,559	
4	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25	100	2008	2008	3	88	4,702	

LAND DESCRIPTION

TOTAL OB/XF 35,003

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 06/15/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS