

BUCCI LIVING TRUST/BUCCI HOWARD MICHAEL TRUSTEE
76002 TIDEVIEW LN
YULEE, FL 32097

11-2N-26-2050-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

1608WD FR STUC 100
IRREGULAR 100

0305COMP SHNGL 100
DRYWALL 100

1113CLAY TILE 50
LVT/LAMNT 50

0303CENTRAL 100
AIR DUCTED 100

02033 100
2.5 100
WOOD FRAME 100

2.02. 100
0 100
NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

03

0100

5005.00

BAS

FGR

FOP

FUS

PTO

USP

03

SINGLE FAMILY

MKT AREA

05

1,080

626

35

1,404

128

494

100

55

30

100

5

30

2006

2006

2006

2006

2015

2015

1,080

344

10

1,404

6

148

108,550

34,575

1,006

141,116

603

14,876

TOTALS

3,767

2,992

300,724

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

0811

CONCRETE B

0 100

0

0

973.00

SF

5.20

5.20

100

2006

2006

3

86

4,351

2

0810

CONCRETE A

0 100

12

3

36.00

SF

6.50

6.50

100

2006

2006

3

86

201

3

0810

CONCRETE A

0 100

7

3

21.00

SF

6.50

6.50

100

2006

2006

3

86

117

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

RES POND

100

0003

PUD

5.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

11/29/2022

BY

KWA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,992

110.4500

110.45

330,466

2006

2006

0

0

9.00

91.00

1 SINGLE FAM - 100% - 2023

Heated Area: 2484

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

76002 TIDEVIEW LN, YULEE

TOTAL OB/XF

4,669

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

300,724

4,669

55,000

360,393

0

360,393

50,722

309,671

360,393

0

356,409

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1529961

ADDITION

10,296

02/01/2015

C16122

CO ISSUED

184,457

01/01/2006

M10931

MECH OTHER

0

01/01/2006

E16482

ELEC OTHER

1,500

01/01/2006

B16122

NEW CONSTR

184,457

01/01/2006

M10479

MECH OTHER

0

10/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2715/190

5/24/2024

QC

U

I

11

100

GRANTOR: BUCCI HOWARD M & STEP

GRANTEE: BUCCI LIVING TRUST

2595/1329

10/10/2022

WD

Q

I

01

450,000

GRANTOR: LUNDE NATHAN P & CHRI

GRANTEE: BUCCI HOWARD MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=-5] N33 E40 S41 W21 N20 E7 N9 W8 S21 W18 \$
BAS=[YR=2006;ORIG=-40,0] S33 E12 E7 N12 E18 N2 E3 N19 W11 U2L2 W7 D2L2 W18 \$
FGR=[YR=2006;ORIG=-21,38] S3 E31 N20 W10 N2 W3 S2 W18 S17 \$
USP=[YR=2015;ORIG=-8,-16] W32 S16 E18 U2R2 E7 D2R2 E3 N16 \$
PTO=[YR=2015;ORIG=0,0] N16 W8 S16 E8 \$
FOP=[YR=2006;ORIG=-28,33] S5 E7 N5 W7 \$
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