

PINKNEY LUDINE B & ALVIN D
96074 TIDAL BAY CT
YULEE, FL 32097

37-3N-28-0740-0081-0000

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									
Exterior Wall 05 AVERAGE 100										0100 01 1,744 114.4500 114.45 199,601 2006 2006 0 0 8.50 91.50										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2014 Heated Area: 1526 HX Base Yr 2014										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 182,635									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 5,413									
Interior Floor 14 CARPET 70																				TOTAL LAND VALUE - MARKET 65,000									
Interior Floor 08 SHT VINYL 30																				TOTAL MARKET VALUE 253,048									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 118,698									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 134,350									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB SX 100,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 33,628									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 253,048									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 243,298																			
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4038.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,526 100 2006 1,526 159,806																													
FGR 385 55 2006 212 22,201																													
FOP 20 30 2006 6 629																													
TOTALS 1,931 1,744 182,635																													
EXTRA FEATURES										96074 TIDAL BAY CT, YULEE																			
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										BLD DATE 01/19/2007 PH LGL DATE 05/13/2025 MLU																			
1 0810 CONCRETE A 0 100 10 10 100.00 SF 6.50 6.50 100 2006 2006 3 86 559																													
2 0810 CONCRETE A 0 100 46 3 138.00 SF 6.50 6.50 100 2006 2006 3 86 771																													
3 0810 CONCRETE A 0 100 39 16 624.00 SF 6.50 6.50 100 2006 2006 3 86 3,488																													
4 1242 WD DECK A 0 100 0 0 192.00 SF 10.00 10.00 100 2008 2008 3 31 595																													