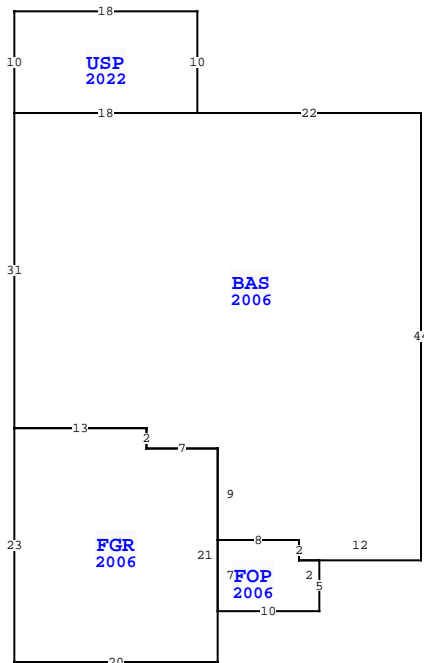


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4038.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,498
FGR	446
FOP	66
USP	180
TOTALS	2,190

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1498					HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			199,597
TOTAL MARKET OB/XF VALUE			5,378
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			269,975
SOH/AGL Deduction			179,561
ASSESSED VALUE			90,414
TOTAL EXEMPTION VALUE	HX HB SX		90,414
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			269,975
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009734	ADDITION	5,439	06/24/2022
E17228	ELEC OTHER	2,000	05/01/2006
M11407	MECH OTHER	0	04/01/2006
P10936	OTHER	0	04/01/2006
C17464	CO ISSUED	115,106	03/01/2006
B17464	NEW CONSTR	115,106	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/1832	4/06/2017	WD	Q	I	02	165,000
GRANTOR: TREMEL DAMON D						
GRANTEE: SMITKIN RUTH A						
2097/1025	12/29/2016	SW	U	I	12	116,300
GRANTOR: MASTR ADJUSTABLE RATE						
GRANTEE: TREMEL DAMON G						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	2006	1,498	164,555
FGR	446	55	2006	245	26,913
FOP	66	30	2006	20	2,197
USP	180	30	2022	54	5,931
TOTALS	2,190			1,817	199,597

96182 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	05/13/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0810	CONCRETE A	0	100	10	12		6.50	6.50	100	2006	2006	3	86	671	
2	0810	CONCRETE A	0	100	50	16		6.50	6.50	100	2006	2006	3	86	4,472	
3	0810	CONCRETE A	0	100	14	3		6.50	6.50	100	2006	2006	3	86	235	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2006] N44 W22 USP=[YR=2022] N10 W18 S10 E18\$ W18 S31
 FGR=[YR=2006] S23 E20 N21 W7 N2 W13\$E13 S2 E7 S9
 FOP=[YR=2006] S7 E10 N5 W2 N2 W8\$E8 S2 E12\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							