LOT 33
TIMBER CREEK PLANTATION #1
PB 6/394

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

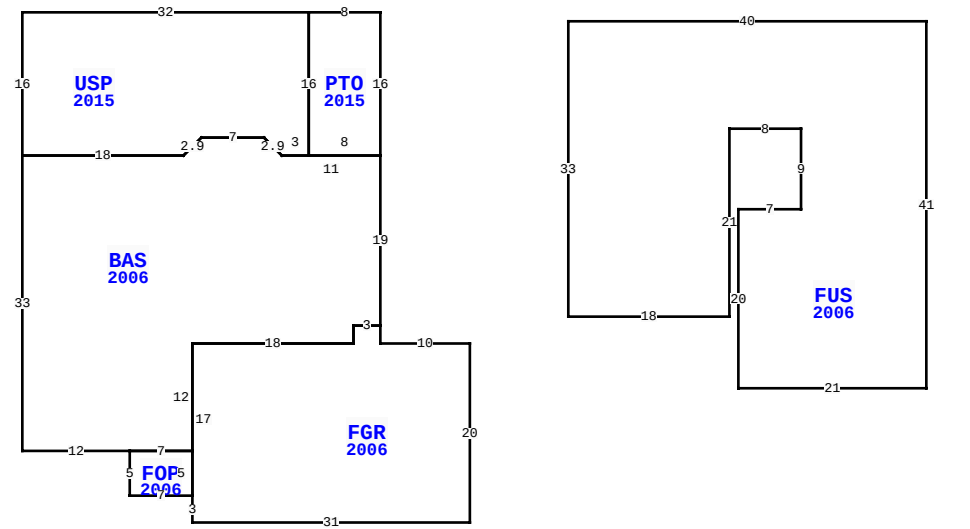
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2006	1,080	113,349
FGR	626	55	2006	344	36,104
FOP	35	30	2006	10	1,050
FUS	1,404	100	2006	1,404	147,354
PTO	128	5	2015	6	630
USP	494	30	2015	148	15,533
TOTALS	3,767			2,992	314,019

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	115.97	346,982	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2023 Heated Area: 2484 HX Base Yr 2023



76002 TIDEVIEW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,019
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		368,019
SOH/AGL Deduction		0
ASSESSED VALUE		368,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,608
TOTAL JUST VALUE		368,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,393

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 MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=21,18] 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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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100	0003	PUD	5.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS