

KANE NOAH C/WALLACE JAMIE
48500 MIDDLE ROAD
HILLIARD, FL 32046

37-3N-28-0740-0068-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	10	03	03	05	14	08	03	04	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	10	ABOVE AVG	100	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	08	SHT VINYL	30	03	CENTRAL	100	04	AIR DUCTED	100	Tax Group: 4	Tax Dist:																							
Roof Structur	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	08	SHT VINYL	30	03	CENTRAL	100	04	AIR DUCTED	100	03	ASSESSED VALUE	160,552																									
Roof Cover	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	08	SHT VINYL	30	03	CENTRAL	100	04	AIR DUCTED	100	03	ASSESSED VALUE	0	0	TOTAL MARKET OB/XF VALUE	0																									
Interior Wall	05	DRYWALL	100	14	CARPET	70	08	SHT VINYL	30	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	TOTAL MARKET VALUE	65,000																									
Interior Floo	14	CARPET	70	08	SHT VINYL	30	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	SOH/AGL Deduction	0																									
Interior Floo	08	SHT VINYL	30	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	TOTAL EXEMPTION VALUE	0																									
Air Condition	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	BASE TAXABLE VALUE	225,552																									
Heating Type	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	CENTRAL	100	04	AIR DUCTED	100	03	TOTAL JUST VALUE	225,552																									
Bedrooms		3	100		2	100																	NCON VALUE	0																									
Bathrooms		2	100																				INCOME VALUE																										
Frame	02	WOOD FRAME	100																				PREVIOUS YEAR MKT VALUE	229,121																									
Stories	1.	1.	100																																														
Units	0	0	100																																														
Occupancy	00	NONE	100																																														
Quality		03	Quality Level		03																																												
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																																														
NEIGHBORHOOD/LOC		4038.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,162	100	2012	1,162	135,978																																												
FGR	357	55	2012	196	22,936																																												
FOP	28	30	2012	8	936																																												
PTO	110	5	2012	6	702																																												
TOTALS		1,657			1,372	160,552																																											
EXTRA FEATURES										96007 TIDAL BAY CT, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/13/2025 MLU									
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																																		
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