

DIDOMENICO PAUL F & MARTA LEE
76072 TIDEVIEW LANE
YULEE, FL 32097

42-2N-27-4371-0063-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4071.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,83910020151,839211,996

FGR37955201520823,978

FOP96302015293,343

FOP120302015364,150

FST20552015111,268

TOTALS2,4542,123244,736

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% COND TOT ADJUNIT PRICETOT ADJPRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0100012,123

TOT ADJ PTS115.1451

EFF. BASE RATE120.90

REPL. COST NEW256,671

AYB2015

EYB2015

ECON0

FNCT0

NORM4.65

% COND95.35

SINGLE FAM 0% - 0

Heated Area: 1839

HX Base Yr

FOP 2015

FST 2015

FGR 2015

BAS 2015

FOP 2015

BLD DATE05/17/2022NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/27/2026MLU

86076 VENETIAN AVE, YULEE

TOTAL OB/XF0

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1000100CRES00003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE244,736

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE299,736

SOH/AGL Deduction0

ASSESSED VALUE299,736

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE299,736

TOTAL JUST VALUE299,736

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE309,797

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSNCD SALE PRICE

2142/16128/24/2017WDQI01208,000

GRANTOR:MILLER RICHARD A & JA

GRANTEE:DIDOMENICO PAUL F &

1996/00267/30/2015WDCIQI01183,900

GRANTOR:SEDA CONSTRUCTION COM

GRANTEE:MILLER RICHARD A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] N10 W12 S10 E12 \$ W38 S24
FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E21 N4 W2 N2 W6 S2
W13 \$ N21 W9 FST=[YR=2015] W5 S4 E5 N4\$ S4 W5 N4 W5 \$ E19
S21 E13 N2 E6 S2 E12 N45 \$.