LOT 55
IN OR 2188/1033
HERON ISLES PHASE 1 REPLAT

PLUTA KARA A
96095 TIDAL BAY CT
YULEE, FL 32097

2023

37-3N-28-0740-0055-0000

BUILDING CHARACTERISTICS

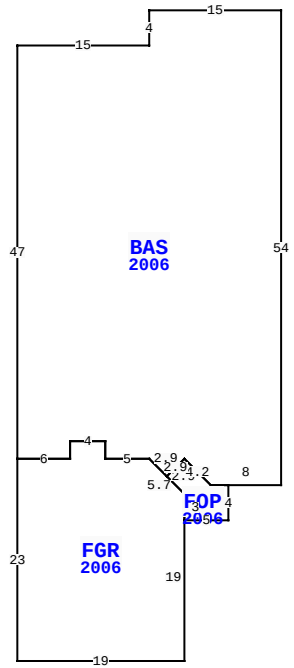
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	153,014
FGR	437	55	240	24,564
FOP	29	30	9	921
TOTALS	1,961		1,744	178,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	120.4500	108.71	189,590	2006	2010	0	0	0	5.85	94.15

1 SINGLE FAM – 100% - 2020 Heated Area: 1495 HX Base Yr 2020



96095 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,499
TOTAL MARKET OB/XF VALUE		4,496
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,995
SOH/AGL Deduction		73,878
ASSESSED VALUE		164,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,117
TOTAL JUST VALUE		237,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706906	REPAIR/RRF	10,725	11/01/2017
E16887	NEW CONSTR	2,000	03/01/2006
M11165	H/AC	0	03/01/2006
C17065	CO ISSUED	116,223	01/01/2006
R08872	REPAIR/RRF	3,000	01/01/2006
B17065	NEW CONSTR	116,223	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1033	4/02/2018	WD	Q	I	01	179,000
GRANTOR: ADAMS SEAN & JULIE						
GRANTEE: PLUTA KARA A						
1407/0238	4/26/2006	WD	Q	I		164,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: ADAMS SEAN & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W15 S4 W15 S47 FGR=[YR=2006] S23 E19 N19 U4 L4 W5 N2 W4 S2 W6$E6 N2 E4 S2 E5 D2 R2 FOP=[YR=2006] D2 R2 S3 E5 N4 W2 U3 L3 L2 D2 $ U2 R2 R3 D3 E8$.

EXTRA FEATURES

LN	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	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	
2	0810	CONCRETE A	0	100	37	15	555.00	SF	6.50	6.50	100	2006	2006	3	88	3,175	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	88	463	

LAND DESCRIPTION

TOTAL OB/XF 4,496

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS