LOT 64
IN OR 1432/274
HERON ISLES PHASE 1 REPLAT

FRANKLIN BARRY A & JENNIFER L
96023 TIDAL BAY COURT
YULEE, FL 32097

2023

37-3N-28-0740-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

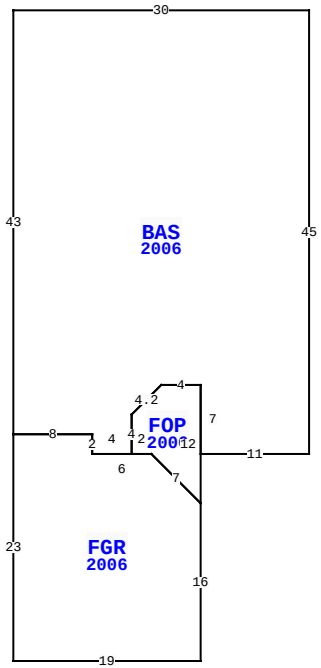
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,290	100	1,290	133,083
FGR	403	55	222	22,903
FOP	57	30	17	1,754
TOTALS	1,750		1,529	157,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,529	123.6444	111.59	170,621	2006	2006	0	0	0	7.55	92.45

1 SINGLE FAM – 100% - 2023 Heated Area: 1290 HX Base Yr



96023 TIDAL BAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,739
TOTAL MARKET OB/XF VALUE		7,716
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		220,455
SOH/AGL Deduction		0
ASSESSED VALUE		220,455
TOTAL EXEMPTION VALUE	13	220,455
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		220,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17301	NEW CONSTR	2,000	05/01/2006
M11491	H/AC	0	05/01/2006
P10934	NEW CONSTR	0	04/01/2006
C17467	CO ISSUED	101,400	03/01/2006
B17467	NEW CONSTR	101,400	03/01/2006
R09111	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/0274	7/26/2006	WD	Q	I		177,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: FRANKLIN BARRY A &						
1393/1569	3/06/2006	WD	U	V	19	468,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N45 W30 S43 FGR=[YR=2006] S23 E19 N16 L5 U5 W6 N2 W8$E8 S2 E4 FOP=[YR=2006] E2 D5 R5 N12 W4 L3 D3 S4$N4 U3 R3 E4 S7 E11$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
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	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	88	498	
4	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	

LAND DESCRIPTION

TOTAL OB/XF 7,716

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	000134	C	SFR POND	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