LOT 68
HERON ISLES PHASE 1 REPLAT
PB 7/152

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

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

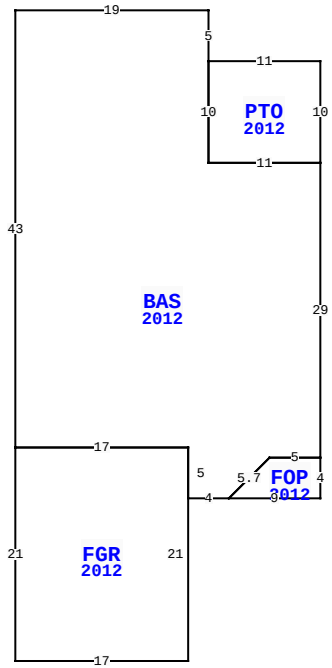
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,162	100	1,162	130,612
FGR	357	55	196	22,031
FOP	28	30	8	900
PTO	110	5	6	674
TOTALS	1,657		1,372	154,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	130.4160	117.70	161,484	2012	2012	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1162 HX Base Yr



96007 TIDAL BAY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,217
TOTAL MARKET OB/XF VALUE	2,774
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	211,991
SOH/AGL Deduction	36,797
ASSESSED VALUE	175,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,194
TOTAL JUST VALUE	211,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226198	CO ISSUED	0	10/04/2012
M17513	H/AC	0	08/01/2012
B26198	NEW CONSTR	134,454	08/01/2012
E25225	TEMP POLE	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1850	6/24/2021	QC	U	I	11	33,500
GRANTOR: KANE NOAH C & JAMIE W						
GRANTEE: KANE NOAH C & JAMIE						
1820/1255	10/17/2012	WD	Q	I	01	99,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: KANE NOAH C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W11 BAS=[YR=2012] N5 W19 S43 FGR=[YR=2012] S21 E17 N21 W17 $ E17 S5 E4 FOP=[YR=2012] E9 N4 W5 D4 L4 $ U4 R4 E5 N29 W11 N10 $ S10 E11 N10 $.

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	0	0	0	454.00	SF	6.50	6.50	100	2012	2012	3	94	2,774	

LAND DESCRIPTION

TOTAL OB/XF 2,774

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	0		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