

LOT 73
IN OR 1434/3
HERON ISLES PHASE 1 REPLAT

MITCHELL SCOTT D & KYMBERLY A
96012 TIDAL BAY COURT
YULEE, FL 32097

2023

37-3N-28-0740-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1,327	135,196
FGR	452	55	249	25,368
FOP	25	30	8	815

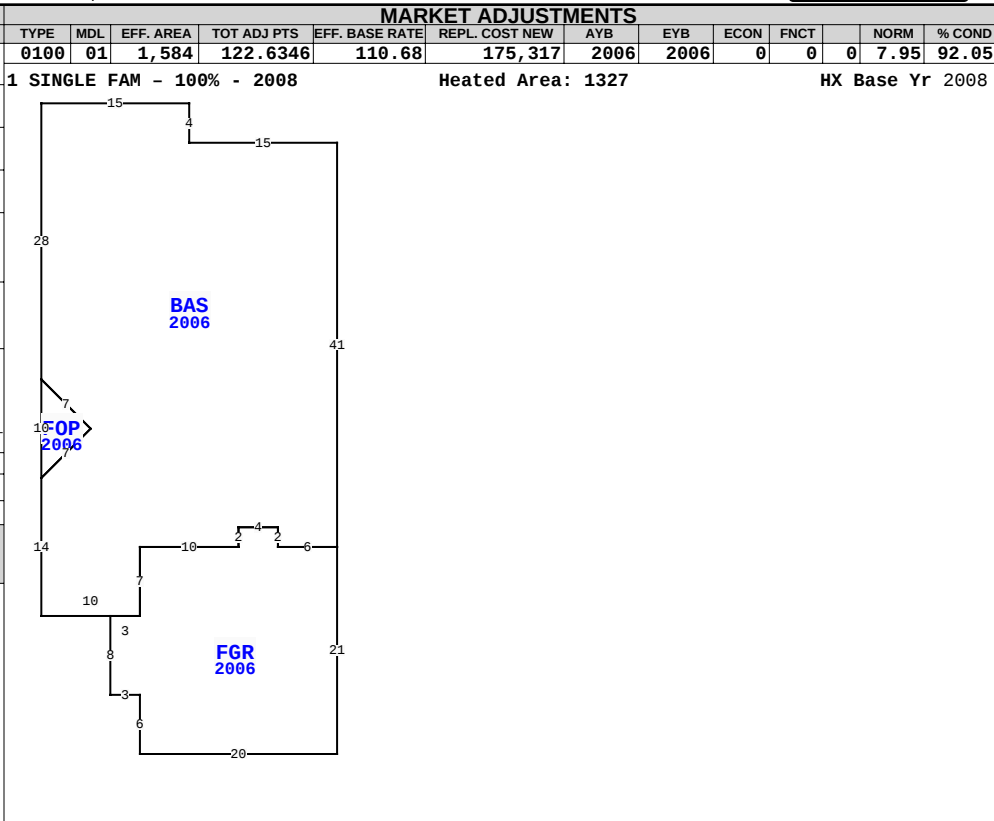
TOTALS	1,804		1,584	161,379
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EXTRA FEATURES

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
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	8	30	240.00	SF	6.50	6.50	100	2006	2006	3	88	1,373	
3	0810	CONCRETE A	0	100	33	20	660.00	SF	6.50	6.50	100	2006	2006	3	88	3,775	
4	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	2006	2006	3	88	772	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

96012 TIDAL BAY CT, YULEE

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				161,379			
TOTAL MARKET OB/XF VALUE				9,105			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				225,484			
SOH/AGL Deduction				110,815			
ASSESSED VALUE				114,669			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				64,669			
TOTAL JUST VALUE				225,484			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				193,372			