

LOT 78
PT OR 2140/1132
HERON ISLES PHASE 1 REPLAT

AMH DEVELOPMENT LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

37-3N-28-0740-0078-0000



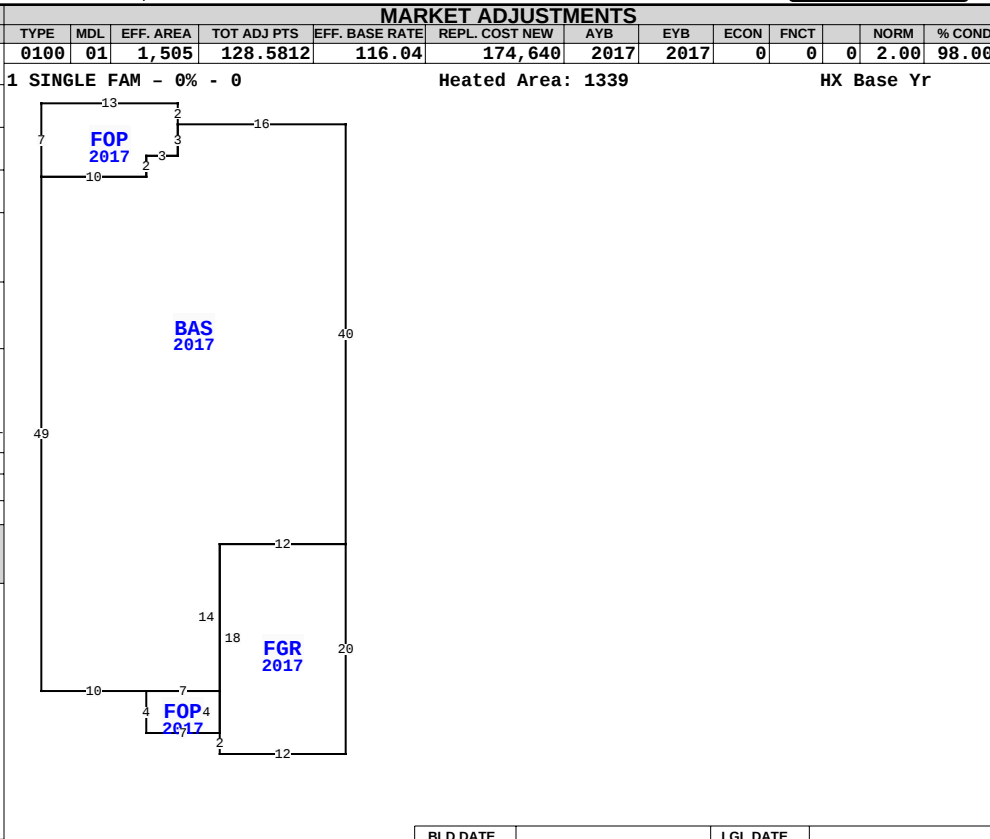
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,339	100	1,339	152,270
FGR	240	55	132	15,011
FOP	28	30	8	909
FOP	85	30	26	2,957
TOTALS	1,692		1,505	171,147

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



96056 TIDAL BAY CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
2,213											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	171,147		
TOTAL MARKET OB/XF VALUE	2,213		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	228,360		
SOH/AGL Deduction	39,719		
ASSESSED VALUE	188,641		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	188,641		
TOTAL JUST VALUE	228,360		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	198,904		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632038	CO ISSUED	0	05/25/2018
B1632038	NEW CONSTR	164,005	04/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2140/1132	8/11/2017	TD	U	I	19
GRANTOR: CREWS GREGORY K TRUST					
GRANTEE: AMH DEVELOPMENT LLC					
1916/1884	5/12/2014	SW	U	V	30
GRANTOR: BWC LAND LLC					
GRANTEE: SOUTHERN LIFESTYLE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W16 FOP=[YR=2017] N2 W13 S7 E10 N2 E3 N3\$ S3 W3 S2 W10 S49 E10 FOP=[YR=2017] S4 E7 FGR=[YR=2017] S2 E12 N20 W12 S18\$ N4 W7\$ E7 N14 E12 N40\$.											