

LOT 79
IN OR 1896/1141
HERON ISLES PHASE 1 REPLAT

EDENFIELD JULIAN S
96062 TIDAL BAY CT
YULEE, FL 32097

2023

37-3N-28-0740-0079-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	10	ABOVE AVG 70	0100	01	1,413	136.4792	123.17	174,039	2013	2013	0	0	0	4.15	95.85	VALUATION BY STANDARD											
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2014													Heated Area: 1162 HX Base Yr 2014											
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 166,816											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,579											
Interior Floo	13	LVT/LAMNT 70														TOTAL LAND VALUE - MARKET 55,000											
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE 224,395											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 105,644											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 118,751											
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000											
Bathrooms	2	100														BASE TAXABLE VALUE 68,751											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 224,395											
Stories	1.	1. 100	NCON VALUE 0																								
Units	0	100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 195,593																								
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	137,184																							
FGR	357	55	196	23,139																							
FOP	28	30	8	944																							
FSP	110	40	44	5,194																							
PTO	55	5	3	355																							
TOTALS		1,712	1,413	166,816																							
EXTRA FEATURES		96062 TIDAL BAY CT, YULEE													BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
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	0811	CONCRETE B	0 100	0	0	522.00	SF	5.20	5.20	100	2013	2013	3	95	2,579												
LAND DESCRIPTION		TOTAL OB/XF 2,579																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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									