LOT 83
IN OR 1852/179
HERON ISLES PHASE 1 REPLAT

CORBY MARY M
96090 TIDAL BAY CT
YULEE, FL 32097

2023

37-3N-28-0740-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

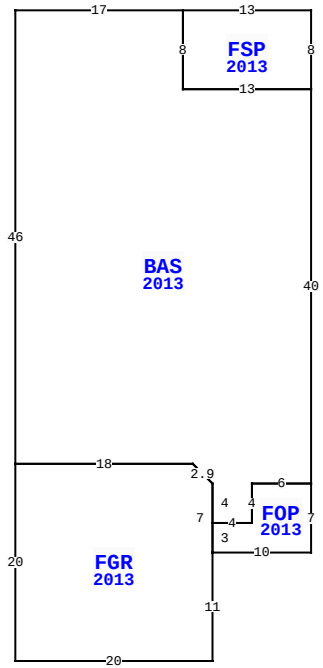
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,314	100	1,314	147,811
FGR	398	55	219	24,635
FOP	54	30	16	1,800
FSP	104	40	42	4,724
TOTALS	1,870		1,591	178,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,591	130.0398	117.36	186,720	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1314 HX Base Yr 2014



96090 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		178,971
TOTAL MARKET OB/XF VALUE		3,789
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,760
SOH/AGL Deduction		111,472
ASSESSED VALUE		126,288
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		21,288
TOTAL JUST VALUE		237,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326748	CO ISSUED	0	04/12/2013
B1326748	NEW CONSTR	158,456	01/01/2013
E1325784	ELEC OTHER	0	01/01/2013
M1317894	H/AC	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/0179	4/17/2013	WD	Q	I	01	124,600
GRANTOR: B S LAND INVESTMENT I						
GRANTEE: CORBY RICHARD W & M						
1827/1928	11/29/2012	WD	U	V	30	32,000
GRANTOR: BWC LAND LLC						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W13 BAS=[YR=2013] W17 S46 FGR=[YR=2013] S20 E20 N11 FOP=[YR=2013] E10 N7 W6 S4 W4 S3 $ N7 U2 L2 W18 $ E18 D2 R2 S4 E4 N4 E6 N40 W13 N8 $ S8 E13 N8 $.

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	0811	CONCRETE B	0	100	0	0	767.00	SF	5.20	5.20	100	2013	2013	3	95	3,789	

LAND DESCRIPTION

TOTAL OB/XF 3,789

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