LOT 84
HERON ISLES PHASE 1 REPLAT
PB 7/152

**BRYANT JOHN F & PHILANA A**
96100 TIDAL BAY COURT
YULEE, FL 32097

**2023**

**37-3N-28-0740-0084-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

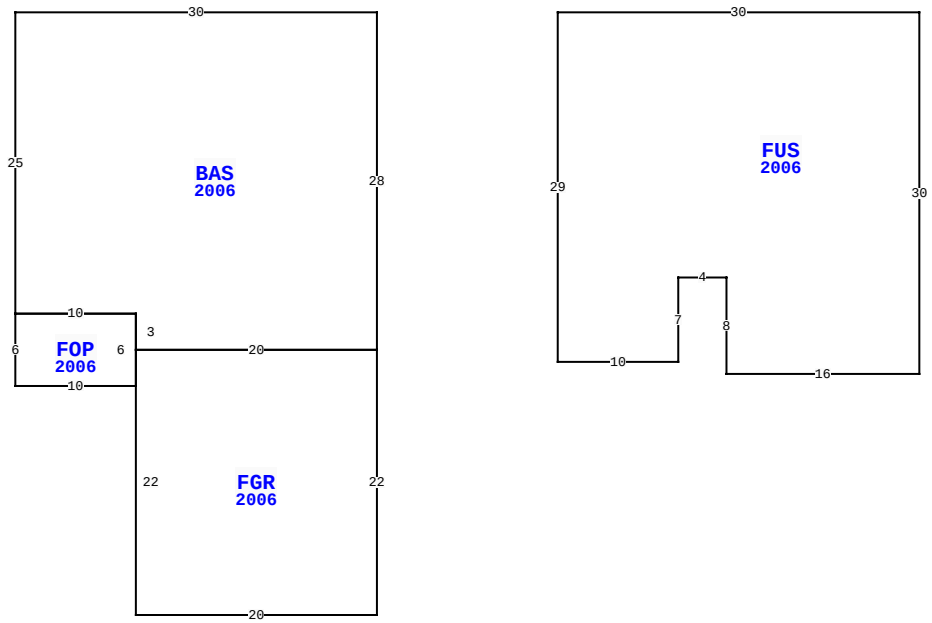
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 810 | 100 | 810 | 84,369 |
| FGR | 440 | 55 | 242 | 25,207 |
| FOP | 60 | 30 | 18 | 1,875 |
| FUS | 858 | 100 | 858 | 89,368 |
| TOTALS | 2,168 | | 1,928 | 200,818 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,928 | 123.4310 | 111.40 | 214,779 | 2006 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1668 HX Base Yr 2023




96100 TIDAL BAY CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 200,818 |
| TOTAL MARKET OB/XF VALUE | | 4,462 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 260,280 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 260,280 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 210,280 |
| TOTAL JUST VALUE | | 260,280 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,681 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2012416 | ROOF | 0 | 12/11/2020 |
| M1801250 | H/AC | 0 | 02/01/2018 |
| E18004 | NEW CONSTR | 2,000 | 09/01/2006 |
| M12019 | H/AC | 0 | 09/01/2006 |
| C18360 | CO ISSUED | 139,722 | 08/01/2006 |
| B18360 | NEW CONSTR | 139,722 | 08/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2445/1754 | 3/19/2021 | WD | Q | I | 02 | 257,500 |
| GRANTOR: LAPSLEY ROBERT M | | | | | | |
| GRANTEE: BRYANT JOHN F & PHI | | | | | | |
| 2186/1699 | 3/29/2018 | WD | Q | I | 02 | 183,000 |
| GRANTOR: MEDLEY JOE T & ANDREA | | | | | | |
| GRANTEE: LAPSLEY ROBERT M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N28 W30 S25 FOP=[YR=2006] S6 E10 N6 W10$E10 S3 E20$W20 S22 E20$ PTR=E15N21 FUS=[YR=2006] N29 E30 S30 W16 N8 W4 S7W10$ S21W15$.

## 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 | 100 | 8 | 10 | 80.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 458 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 37 | 16 | 592.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 3,386 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 27 | 4 | 108.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 618 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,462

| 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 | 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