

LOT 118
IN OR 2193/889
HERON ISLES PHASE 1 REPLAT

EZELLE LENNA A
96148 TIDAL BAY COURT
YULEE, FL 32097

2023

37-3N-28-0740-0118-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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
NEIGHBORHOOD/LOC	4038.00		

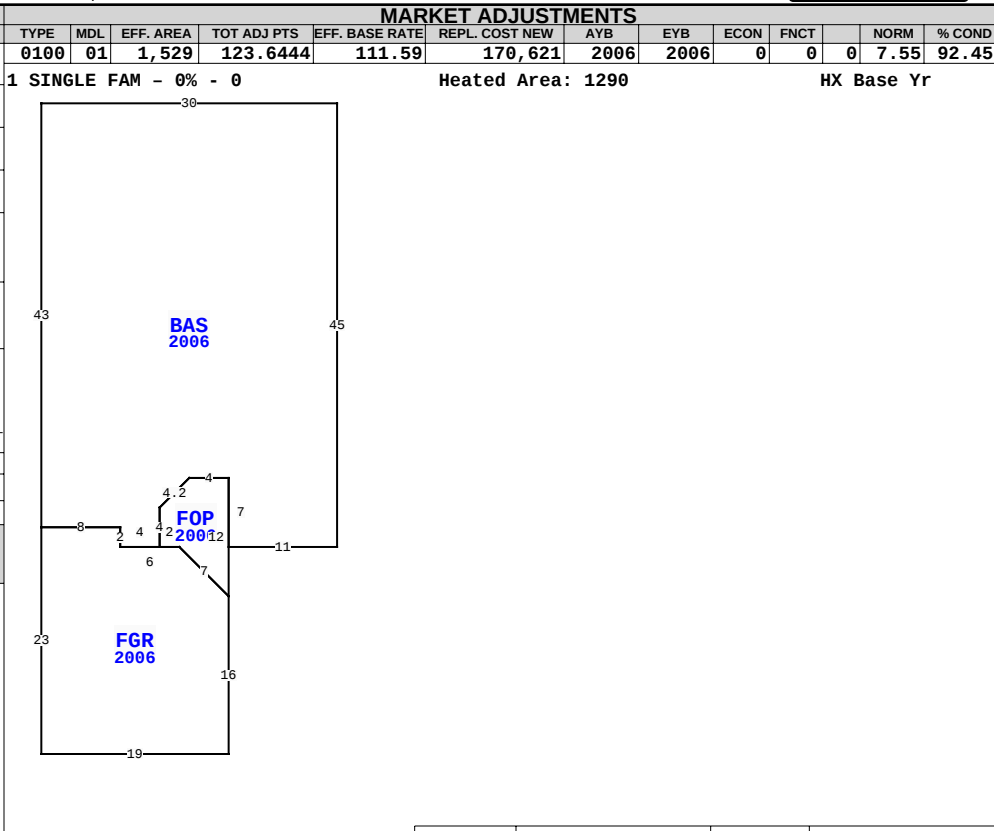
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	133,083
FGR	403	55	222	22,903
FOP	57	30	17	1,754

TOTALS	1,750		1,529	157,739
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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	10	15	150.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	38	15	570.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	34	3	102.00	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	

REVIEW DATE	07/06/2018	BY	KW
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96148 TIDAL BAY CT, YULEE

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

TOTAL OB/XF											
4,701											

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						157,739					
TOTAL MARKET OB/XF VALUE						4,701					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						217,440					
SOH/AGL Deduction						38,316					
ASSESSED VALUE						179,124					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						179,124					
TOTAL JUST VALUE						217,440					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						188,806					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611595	H/AC	0	06/01/2006
E17372	NEW CONSTR	2,000	05/01/2006
P10933	NEW CONSTR	0	04/01/2006
C17463	CO ISSUED	101,400	03/01/2006
B17463	NEW CONSTR	101,400	03/01/2006
R09108	REPAIR/RRF	3,000	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2193/0889	4/30/2018	WD	Q	I	01	165,000	
GRANTOR: TATEM ROBERT & SUSAN							
GRANTEE: EZELLE LENNA A							
1433/1938	8/02/2006	WD	Q	I		168,100	
GRANTOR: YOUNG AMERICAN HOMES							
GRANTEE: TATEM ROBERT & SUSAN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] N45 W30 S43 FGR=[YR=2006] S23 E19 N16 L5 U5 W6 N2 W8\$E8 S2 E4 FOP=[YR=2006] E2 D5 R5 N12 W4 L3 D3 S4\$N4 U3 R3 E4 S7 E11\$.											