LOT 121
IN OR 2031/945
HERON ISLES PHASE 1 REPLAT

DANIEL HUNTER E
PO BOX 1057
FERNANDINA BEACH, FL 32035

2023

37-3N-28-0740-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

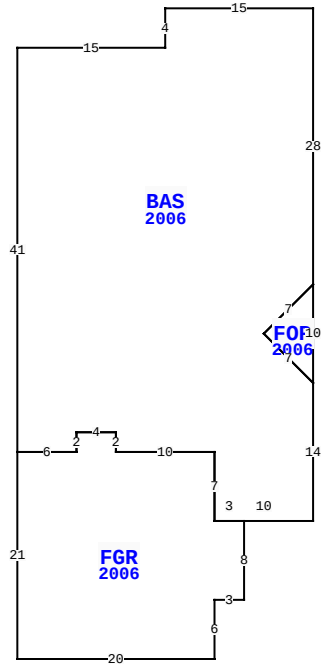
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,327	100	1,327	141,945
FGR	452	55	249	26,634
FOP	25	30	8	856
TOTALS	1,804		1,584	169,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	128.1324	115.64	183,174	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1327 HX Base Yr 2017



96172 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		169,436
TOTAL MARKET OB/XF VALUE		5,160
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		229,596
SOH/AGL Deduction		96,295
ASSESSED VALUE		133,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,301
TOTAL JUST VALUE		229,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11370	H/AC	0	04/01/2006
C17320	CO ISSUED	105,336	03/01/2006
B17320	NEW CONSTR	105,336	03/01/2006
E16934	NEW CONSTR	0	03/01/2006
P10858	NEW CONSTR	0	03/01/2006
R09023	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/0945	2/29/2016	WD	Q	I	01	123,000
GRANTOR: CHERRYPICK INVESTMENT						
GRANTEE: DANIEL HUNTER E						
2031/0942	2/23/2016	WD	U	I	11	100
GRANTOR: NEWNA LLC						
GRANTEE: CHERRYPICK INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N41 E15 N4 E15 S28
FOP=[YR=2006] S10 U5 L5 R5 U5 $ D5 L5 D5 R5 S14 W10 N7
W10 N2 W4 S2 W6$E6 N2 E4 S2 E10 S7 E3 S8 W3 S6 W20$.

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	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	
2	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	88	3,478	
3	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	2006	2006	3	88	824	

LAND DESCRIPTION

TOTAL OB/XF 5,160

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