LOT 126
IN OR 1922/572
HERON ISLES PHASE 1 REPLAT

SMITH DANNY
96173 TIDAL BAY CT
YULEE, FL 32097

2023

37-3N-28-0740-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

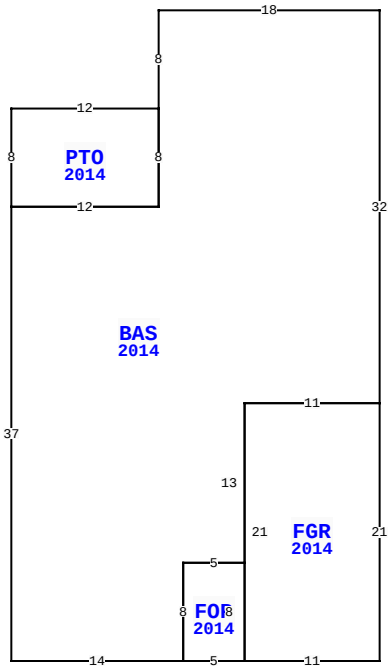
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1,127	132,388
FGR	231	55	127	14,919
FOP	40	30	12	1,410
PTO	96	5	5	588
TOTALS	1,494		1,271	149,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,271	134.8776	121.73	154,719	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1127 HX Base Yr 2022



96173 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		149,304
TOTAL MARKET OB/XF VALUE		2,149
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,453
SOH/AGL Deduction		85,020
ASSESSED VALUE		121,433
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		66,433
TOTAL JUST VALUE		206,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327702	CO ISSUED	0	04/02/2014
B1327702	NEW CONSTR	134,529	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/0572	4/25/2014	WD	U	I	11	100
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: SMITH DANNY						
1914/1337	4/25/2014	WD	Q	I	02	106,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: SMITH DANNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 S8 PTO=[YR=2014] W12 S8 E12 N8 $ S8 W12 S37 E14 FOP=[YR=2014] E5 FGR=[YR=2014] E11 N21 W11 S21 $ N8 W5 S8 $ N8 E5 N13 E11 N32 $.

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	0	0	348.00	SF	6.50	6.50	100	2014	2014	3	95	2,149	

LAND DESCRIPTION

TOTAL OB/XF 2,149

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	000134	C	SFR POND	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