LOT 130
IN OR 2219/28
HERON ISLES PHASE 1 REPLAT

WITTKE PAMELA RAE EST
96145 TIDAL BAY COURT
YULEE, FL 32097

2023

37-3N-28-0740-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

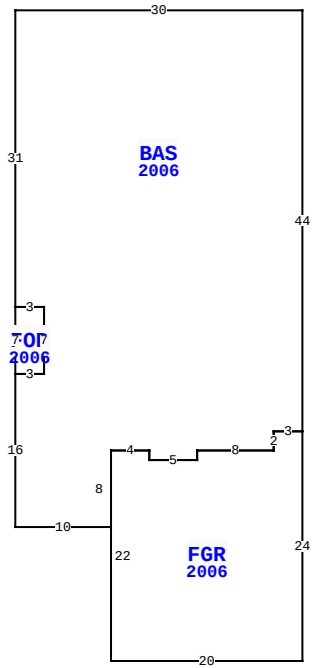
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,438	100	1,438	147,766
FGR	441	55	243	24,970
FOP	21	30	6	617
TOTALS	1,900		1,687	173,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	123.0900	111.09	187,409	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1438 HX Base Yr



96145 TIDAL BAY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,353
TOTAL MARKET OB/XF VALUE	5,805
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	234,158
SOH/AGL Deduction	11,603
ASSESSED VALUE	222,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,555
TOTAL JUST VALUE	234,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24575	XFOB	400	04/01/2011
E17365	ELEC OTHER	2,000	05/01/2006
M11545	MECH OTHER	0	05/01/2006
P10938	OTHER	0	04/01/2006
C17469	CO ISSUED	112,200	03/01/2006
B17469	NEW CONSTR	112,200	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0028	8/14/2018	WD	Q	I	01	179,000
GRANTOR: CARLISLE COLETTE & MA						
GRANTEE: WITTKE PAMELA RAE						
1644/0134	10/07/2009	WD	U	I	12	99,900
GRANTOR: VIAZANKO LARRY J						
GRANTEE: CARLISLE COLETTE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N44 W30 S31 FOP=[YR=2006] S7 E3 N7 W3$E3 S7 W3 S16 E10 N8 E4 S1 E5 N1 E8 N2 E3$W3 S2 W8 S1 W5 N1 W4 S22 E20$.

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	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	88	3,295	
3	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	2006	2006	3	88	927	
4	0810	CONCRETE A	0	0	8	15	120.00	SF	6.50	6.50	100	2011	2011	3	93	725	

LAND DESCRIPTION

TOTAL OB/XF 5,805

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	0		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