

LOT 55
IN OR 2188/1033
HERON ISLES PHASE 1 REPLAT

PLUTA KARA A
96095 TIDAL BAY CT
YULEE, FL 32097

2024

37-3N-28-0740-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 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
BAS	1,495	100
FGR	437	55
FOP	29	30
TOTALS	1,961	1,744

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,744	120.4500	114.43	199,566	2006	2010	0	0	0	6.38	93.62
1 SINGLE FAM - 100% - 2020 Heated Area: 1495 HX Base Yr 2020												
TOTALS	1,961	1,744	186,834									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				186,834		
TOTAL MARKET OB/XF VALUE				4,445		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				246,279		
SOH/AGL Deduction				77,238		
ASSESSED VALUE				169,041		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				119,041		
TOTAL JUST VALUE				246,279		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				237,995		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0 100	37	15	555.00	SF	6.50	6.50	100	2006	2006
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2006	2006
TOTALS												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00
TOTAL OB/XF 4,445												
REVIEW DATE 05/12/2019 BY KBA												