

LOT 74
IN OR 1863/463
HERON ISLES PHASE 1 REPLAT

HAMMOND JOSHUA A & REBECCA L
96020 TIDAL BAY CT
YULEE, FL 32097

2024

37-3N-28-0740-0074-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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
BAS	936	100	936
FGR	420	55	231
FOP	100	30	30
FOP	160	30	48
FUS	1,308	100	1,308
TOTALS	2,924		2,553
			249,165

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,553	112.2528	106.64	272,252	2006	2006	0	0	0	8.48
1 SINGLE FAM - 100% - 2014 Heated Area: 2244 HX Base Yr 2014											

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	10	13			6.50	100	2006	2006	3	87	735	
2	0810	CONCRETE A	0	100	39	16			6.50	100	2006	2006	3	87	3,529	
3	0810	CONCRETE A	0	100	18	3			6.50	100	2006	2006	3	87	305	
TOTALS												4,569				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				249,165			
TOTAL MARKET OB/XF VALUE				4,569			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				308,734			
SOH/AGL Deduction				143,416			
ASSESSED VALUE				165,318			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				115,318			
TOTAL JUST VALUE				308,734			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				297,704			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16973	NEW CONSTR	2,000	03/01/2006
M11296	H/AC	0	03/01/2006
C17064	CO ISSUED	161,462	01/01/2006
R08871	REPAIR/RRF	3,000	01/01/2006
B17064	NEW CONSTR	161,462	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1863/0463	5/03/2013	SW Q	Q	I	02	132,500

GRANTOR: DLG MORTGAGE CAPITAL
GRANTEE: HAMMOND JOSHUA A &
1818/0823 10/09/2012 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: DLG MORTGAGE CAPITA

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W10 S10 E10\$W10 N10 W18 S32 FOP=[YR=2006] S20E8 N20 W8\$E8 S7 E20\$W20 S21 E20\$ PTR= E15N12 FUS=[YR=2006] N48 E18 S10 E10 S42 W16 N4 W12\$ S12W15\$.