LOT 79
IN OR 1896/1141
HERON ISLES PHASE 1 REPLAT

EDENFIELD JULIAN S
96062 TIDAL BAY CT
YULEE, FL 32097

2024

37-3N-28-0740-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

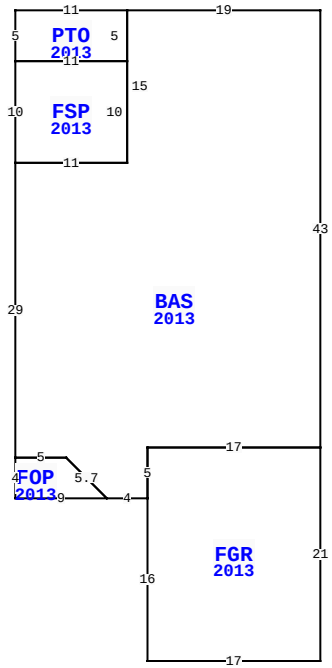
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,162	100	1,162	143,659
FGR	357	55	196	24,231
FOP	28	30	8	989
FSP	110	40	44	5,440
PTO	55	5	3	371
TOTALS	1,712		1,413	174,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	136.4792	129.66	183,210	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1162 HX Base Yr 2014



96062 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		174,691
TOTAL MARKET OB/XF VALUE		2,552
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		232,243
SOH/AGL Deduction		109,929
ASSESSED VALUE		122,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,314
TOTAL JUST VALUE		232,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327583	CO ISSUED	0	12/18/2013
P1316789	NEW CONSTR	0	08/01/2013
B1327583	NEW CONSTR	140,830	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/1141	12/31/2013	WD	Q	I	02	109,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: EDENFIELD JULIAN S						
1865/1477	6/27/2013	SW	U	V	30	17,500
GRANTOR: BWC LAND LLC						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 PTO=[YR=2013] W11 S5 FSP=[YR=2013] S10 E11 N10 W11 $ E11 N5 $ S15 W11 S29 FOP=[YR=2013] S4 E9 U4 L4 W5 $ E5 D4 R4 E4 FGR=[YR=2013] S16 E17 N21 W17 S5 $ N5 E17 N43 $.

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	0811	CONCRETE B	0	100	0	0	522.00	SF	5.20	5.20	100	2013	2013	3	94	2,552	

LAND DESCRIPTION

TOTAL OB/XF 2,552

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS