LOT 81
IN OR 1845/1890
HERON ISLES PHASE 1 REPLAT

PINKNEY LUDINE B & ALVIN D
96074 TIDAL BAY CT
YULEE, FL 32097

2024

37-3N-28-0740-0081-0000

BUILDING CHARACTERISTICS

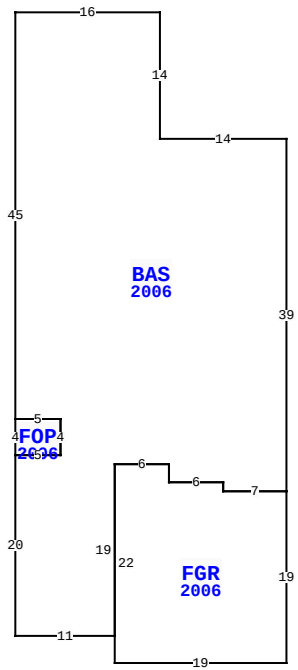
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,526	100	1,526	159,906
FGR	385	55	212	22,215
FOP	20	30	6	628
TOTALS	1,931		1,744	182,751

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	119.9000	113.90	198,642	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1526 HX Base Yr 2014



96074 TIDAL BAY CT, YULEE

BLD DATE	01/19/2007	PH	LGL DATE	01/19/2007	PH
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,751
TOTAL MARKET OB/XF VALUE		5,547
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		243,298
SOH/AGL Deduction		112,734
ASSESSED VALUE		130,564
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		30,564
TOTAL JUST VALUE		243,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18002	NEW CONSTR	2,000	09/01/2006
M12020	H/AC	0	09/01/2006
C18361	CO ISSUED	133,716	08/01/2006
B18361	NEW CONSTR	133,716	08/01/2006
P11480	NEW CONSTR	0	08/01/2006
R09610	REPAIR/RRF	5,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/1890	3/13/2013	WD	Q	I	02	100,800
GRANTOR: HOBBS SHARON D						
GRANTEE: PINKNEY LUDINE B &						
1781/0583	3/03/2012	QC	U	I	11	100
GRANTOR: HOBBS MARK E						
GRANTEE: HOBBS SHARON D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N19 BAS=[YR=2006] N39 W14 N14 W16 S45
FOP=[YR=2006] S4 E5 N4 W5 $E5 S4 W5 S20 E11 N19 E6 S2 E6 S1 E7$W7N1W6N2W6S22 E19$.

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	87	566	
2	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	2006	2006	3	87	780	
3	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	6.50	100	2006	2006	3	87	3,529	
4	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2008	2008	3	35	672	

LAND DESCRIPTION

TOTAL OB/XF 5,547

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