

BRYANT JOHN F & PHILANA A
96100 TIDAL BAY COURT
YULEE, FL 32097

37-3N-28-0740-0084-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 5014CARPET 5003CENTRAL 10004AIR DUCTED 1003 1002.5 10002WOOD FRAME 1002. 2. 1000 100NONE 100Quality05Quality Level 05DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4038.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS81010081088,332FGR4405524226,391FOP6030181,963FUS85810085893,566TOTALES2,1681,928210,252EXTRA FEATURES96100 TIDAL BAY CT, YULEE

MARKET ADJUSTMENTS

TYPETYPEMDL1EFF. AREA1,928TOT ADJ PTS123.4310EFF. BASE RATE117.26REPL. COST NEW226,077AYB2006EYB2008ECON0FNCT0NORM7.00% COND93.00010001Heated Area: 1668HX Base Yr 2023BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEHX HBBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

PERMIT NUMDESCRIPTIONAMTISSUEDR2012416ROOF012/11/2020M1801250H/AC002/01/2018E18004NEW CONSTR2,00009/01/2006M12019H/AC009/01/2006C18360CO ISSUED139,72208/01/2006B18360NEW CONSTR139,72208/01/2006SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2445/17543/19/2021WDQI02257,500GRANTOR:LAPSLEY ROBERT MGRANTEE:BRYANT JOHN F & PHI2186/16993/29/2018WDQI02183,000GRANTOR:MEDLEY JOE T & ANDREAGRANTEE:LAPSLEY ROBERT MBUILDING NOTESBUILDING DIMENSIONSFGR=[YR=2006] N22 BAS=[YR=2006] N28 W30 S25 FOP=[YR=2006] S6 E10 N6 W10\$E10 S3 E20\$W20 S22 E20\$ PTR=E15N21 FUS=[YR=2006] N29 E30 S30 W16 N8 W4 S7W10\$ S21W15\$.LAND DESCRIPTIONTOTAL OB/XF4,411LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUINIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS