LOT 116
HERON ISLES PHASE 1 REPLAT
PB 7/152

RABY JENNIFER CRUMBLEY
96134 TIDAL BAY CT
YULEE, FL 32097

2024

37-3N-28-0740-0116-0000

BUILDING CHARACTERISTICS

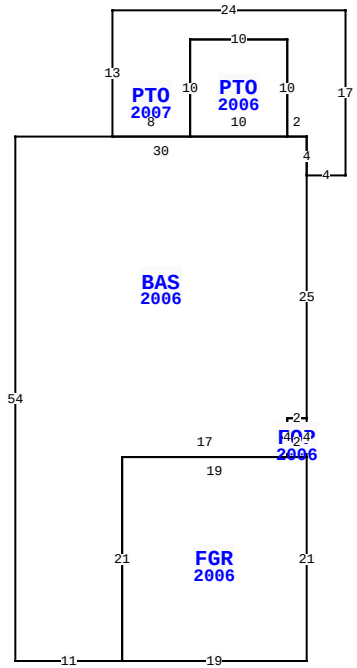
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	1,213	133,586
FGR	399	55	219	24,118
FOP	8	30	2	221
PTO	100	5	5	551
PTO	228	5	11	1,211
TOTALS	1,948		1,450	159,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	126.0688	119.77	173,666	2006	2006	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2019 Heated Area: 1213 HX Base Yr 2019



96134 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
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		159,686
TOTAL MARKET OB/XF VALUE		8,047
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		222,733
SOH/AGL Deduction		76,371
ASSESSED VALUE		146,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,362
TOTAL JUST VALUE		222,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105556	ROOF	9,912	05/03/2021
M0611649	H/AC	0	06/01/2006
C17725	CO ISSUED	94,494	05/01/2006
E17370	NEW CONSTR	2,000	05/01/2006
P11094	NEW CONSTR	0	05/01/2006
R09278	REPAIR/RRF	3,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0200	10/05/2020	QC	U	I	11	100
GRANTOR: RABY JASON ANTHONY						
GRANTEE: RABY JENNIFER CRUMB						
2200/1378	5/31/2018	WD	Q	I	01	165,000
GRANTOR: CRUMBLEY WILLIAM J &						
GRANTEE: RABY JENNIFER C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 FOP=[YR=2006] N4 BAS=[YR=2006] N25
PTO=[YR=2007] E4N17W24 S13E8 PTO=[YR=2006] E10N10W10S10$N10
E10S10E2S4$N4 W30 S54 E11 N21 E17 N4 E2$W2S4E2$W19 S21 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	37	3	111.00	SF	6.50	6.50	100	2006	2006	3	87	628	
2	0810	CONCRETE A	0	100	45	15	675.00	SF	6.50	6.50	100	2006	2006	3	87	3,817	
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2007	2007	3	88	206	
4	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2007	2007	3	72	3,180	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 8,047

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