

LOT 118
IN OR 2193/889
HERON ISLES PHASE 1 REPLAT

EZELLE LENNA A
96148 TIDAL BAY COURT
YULEE, FL 32097

2024

37-3N-28-0740-0118-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	05	AVERAGE 90	0100	01	1,529	123.6444	117.46	179,596	2006	2006	0	0	0	8.05	91.95	VALUATION SUMMARY																								
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 0													Heated Area: 1290 HX Base Yr																								
Roof Structur	03	GABLE/HIP 100															VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100															Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												165,139											
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE												4,648											
Interior Floo	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET												55,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												224,787											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												27,751											
Bedrooms	3	100															ASSESSED VALUE												197,036											
Bathrooms	2	100															TOTAL EXEMPTION VALUE												0											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												197,036											
Stories	1.	1. 100	TOTAL JUST VALUE												224,787																									
Units	0	100	NCON VALUE												0																									
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												217,440													
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	1,290	100	1,290	139,325																																				
FGR	403	55	222	23,977																																				
FOP	57	30	17	1,836																																				
TOTALS			1,750	1,529													165,139																							
EXTRA FEATURES			96148 TIDAL BAY CT, YULEE																																					
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	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848																								
2	0810	CONCRETE A	0	0	38	15	570.00	SF	6.50	6.50	100	2006	2006	3	87	3,223																								
3	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	100	2006	2006	3	87	577																								
LAND DESCRIPTION																		TOTAL OB/XF 4,648																						
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	0		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																																								