

LOT 120
HERON ISLES PHASE 1 REPLAT
PB 7/152

BOEHM MARK A
426 TARPON AVE UNIT A
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0740-0120-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 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
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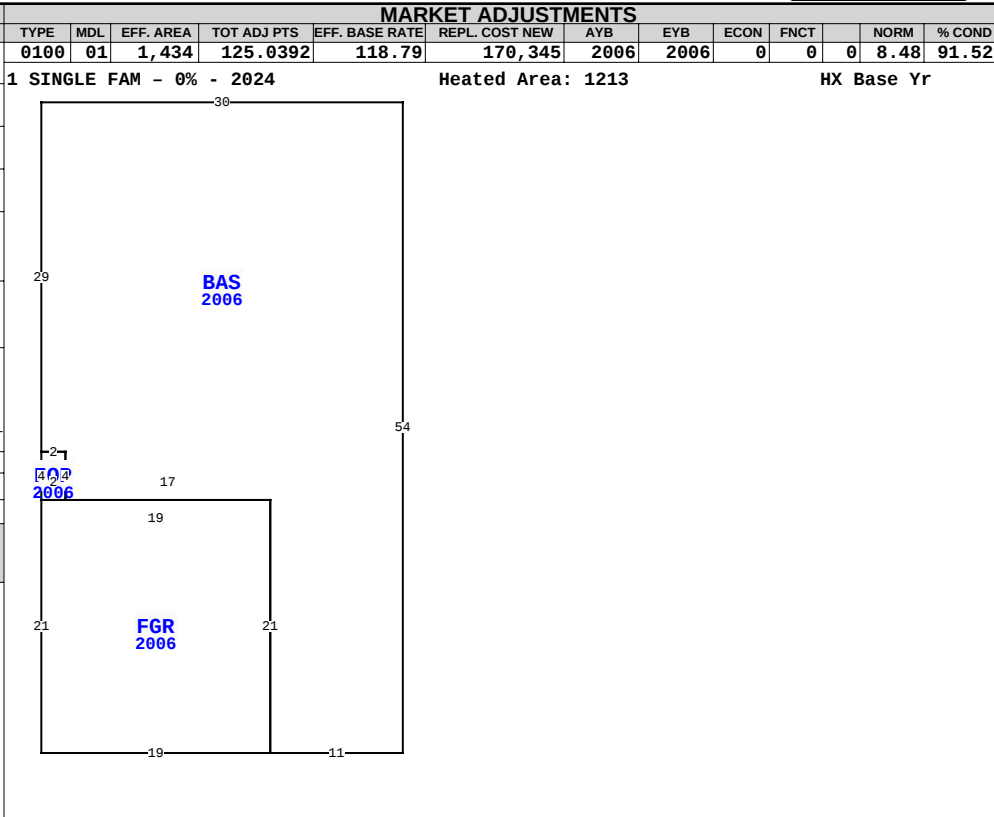
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	131,873
FGR	399	55	219	23,809
FOP	8	30	2	218

TOTALS	1,620		1,434	155,900
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	39	15	585.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96164 TIDAL BAY CT, YULEE											
TOTAL OB/XF 4,502											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										155,900	
TOTAL MARKET OB/XF VALUE										4,502	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										215,402	
SOH/AGL Deduction										0	
ASSESSED VALUE										215,402	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										215,402	
TOTAL JUST VALUE										215,402	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										208,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611650	H/AC	0	06/01/2006
C17720	CO ISSUED	94,494	05/01/2006
E17368	NEW CONSTR	2,000	05/01/2006
P11096	NEW CONSTR	0	05/01/2006
R09273	REPAIR/RRF	3,000	05/01/2006
B17720	NEW CONSTR	94,494	05/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2651/644	6/29/2023	WD	Q	I	02	269,000			
GRANTOR: DEMAYO PHILIP DANIEL									
GRANTEE: BOEHM MARK A									
2132/1731	7/12/2017	WD	Q	I	01	147,900			
GRANTOR: HETH SARAH ANN F/K/A									
GRANTEE: DEMAYO PHILIP DANIE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N54W30S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19\$E2 N4 W2\$E2S4E17S21 E11\$.											