LOT 127
IN OR 1855/336
HERON ISLES PHASE 1 REPLAT

TSANK ALLA REVOC TRUST/TSANK ALLA TRUSTEE
3697 SAGE CANYON DR
ENCINITAS, CA 92024

2024

37-3N-28-0740-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

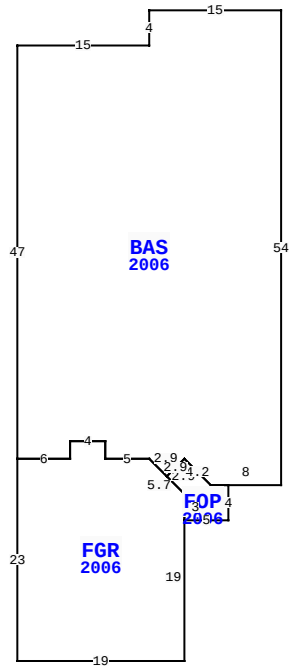
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,495	100	1,495	156,861
FGR	437	55	240	25,181
FOP	29	30	9	944
TOTALS	1,961		1,744	182,988

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	120.1200	114.11	199,008	2006	2006	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 0 Heated Area: 1495 HX Base Yr



96169 TIDAL BAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	182,988
TOTAL MARKET OB/XF VALUE	4,886
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	242,874
SOH/AGL Deduction	30,445
ASSESSED VALUE	212,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,429
TOTAL JUST VALUE	242,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617558	NEW CONSTR	2,000	06/01/2006
M0611686	H/AC	0	06/01/2006
C17778	CO ISSUED	116,323	05/01/2006
P11141	NEW CONSTR	0	05/01/2006
R09320	REPAIR/RRF	3,000	05/01/2006
B17778	NEW CONSTR	116,323	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1855/0336	5/01/2013	QC	U	I	11	100
GRANTOR: TSANK ALLA						
GRANTEE: TSANK ALLA TRUSTEE						
1439/0580	8/24/2006	WD	Q	I		180,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: TSANK ALLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W15 S4 W15 S47 FGR=[YR=2006] S23 E19 N19 L4 U4 W5 N2 W4 S2 W6$E6 N2 E4 S2 E5 D2 R2 FOP=[YR=2006] D2 R2 S3 E5 N4 W2 U3 L3 L2 D2 $ U2 R2 R3 D3 E8$.

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	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848	
2	0810	CONCRETE A	0	0	42	15	630.00	SF	6.50	6.50	100	2006	2006	3	87	3,563	
3	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2006	2006	3	87	475	

LAND DESCRIPTION

TOTAL OB/XF 4,886

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	000134	C	SFR POND	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