LOT 128
HERON ISLES #1 R/P PBK 7/152
& PT TRACT "E" IN OR 1588/462

REA TERRY L & NANCY K
2102 SE MORNINGSIDE BLVD
PORT SAINT LUCIE, FL 34952

2024

37-3N-28-0740-0128-0000

BUILDING CHARACTERISTICS

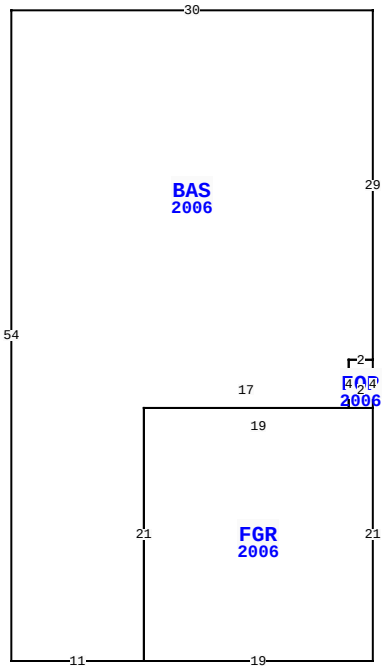
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
TOTALS	1,620		1,434	157,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	126.0688	119.77	171,750	2006	2006	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96161 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	157,924
TOTAL MARKET OB/XF VALUE	4,384
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	217,308
SOH/AGL Deduction	26,600
ASSESSED VALUE	190,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,708
TOTAL JUST VALUE	217,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611687	H/AC	0	06/01/2006
E17366	ELEC OTHER	2,000	05/01/2006
P11097	OTHER	0	05/01/2006
R09279	REPAIR/RRF	3,000	05/01/2006
C17726	CO ISSUED	94,494	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/0462	8/27/2008	QC	U	I	16	100
GRANTOR: HERON ISLES COMMUNITY						
GRANTEE: REA TERRY L & NANCY						
1442/1275	9/07/2006	WD	Q	I		157,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: REA TERRY L & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 FOP=[YR=2006] N4 BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2$W2S4E2$W19S21E19$.

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	10	100.00	SF	6.50	6.50	100	2006	2006	3	87	566	
2	0810	CONCRETE A	0	0	37	15	555.00	SF	6.50	6.50	100	2006	2006	3	87	3,139	
3	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	2006	2006	3	87	679	

LAND DESCRIPTION

TOTAL OB/XF 4,384

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