

LOT 129
IN OR 2223/108
HERON ISLES PHASE 1 REPLAT

LANGFORD KAYLYNN BLAIR
96155 TIDAL BAY CT
YULEE, FL 32097

2024

37-3N-28-0740-0129-0000



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	1,327	100	1,327	144,880
FGR	452	55	249	27,186
FOP	25	30	8	874

TOTALS	1,804	1,584	172,940
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	38	16	608.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	49	3	147.00	SF	6.50	6.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,584	123.6444	117.46	186,057	2006	2008	0	0	7.05	92.95
1 SINGLE FAM - 100% - 2019 Heated Area: 1327 HX Base Yr 2019											

96155 TIDAL BAY CT, YULEE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
150.00	SF	6.50	6.50	100	2006	2006	3	87	848	
608.00	SF	6.50	6.50	100	2006	2006	3	87	3,438	
147.00	SF	6.50	6.50	100	2006	2006	3	87	831	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		172,940	
TOTAL MARKET OB/XF VALUE		5,117	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		233,057	
SOH/AGL Deduction		81,133	
ASSESSED VALUE		151,924	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		101,924	
TOTAL JUST VALUE		233,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008236	REPAIR/RRF	7,800	09/01/2020
E17300	NEW CONSTR	2,000	05/01/2006
M11459	H/AC	0	05/01/2006
P10937	NEW CONSTR	0	04/01/2006
B17468	CO ISSUED	105,336	03/01/2006
R09112	REPAIR/RRF	3,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2223/0108	9/07/2018	WD	Q	I	01
GRANTOR: RAUSCH TONYA M					
GRANTEE: LANGFORD KAYLYNN BL					
2208/0070	6/29/2018	WD	U	I	11
GRANTOR: DARYL D RAUSCHER & LA					
GRANTEE: RAUSCH TONYA M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 D5 R5 \$ U5 L5 U5 R5 N28 W15 S4 W15 S41FGR=[YR=2006] S21 E20 N6 E3 N8 W3 N7 W10 N2 W4 S2 W6\$E6N2 E4S2 E10 S7 E10\$.											