LOT 56
IN OR 1439/1834
HERON ISLES PHASE 1 REPLAT

ANDREWS EARL M
96089 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0056-0000

BUILDING CHARACTERISTICS

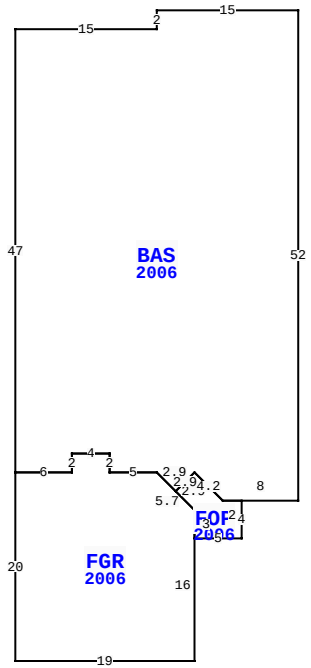
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	2006	1,465	153,615
FGR	380	55	2006	209	21,915
FOP	29	30	2006	9	944
TOTALS	1,874			1,683	176,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	114.6600	114.66	192,973	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2008 Heated Area: 1465 HX Base Yr 2008



96089 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,474
TOTAL MARKET OB/XF VALUE		4,747
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,221
SOH/AGL Deduction		122,922
ASSESSED VALUE		123,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,577
TOTAL JUST VALUE		246,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11118	H/AC	0	02/01/2006
C16890	CO ISSUED	111,273	01/01/2006
R08768	REPAIR/RRF	3,000	01/01/2006
B16890	NEW CONSTR	111,273	01/01/2006
E16523	NEW CONSTR	2,000	01/01/2006
P10526	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1834	8/25/2006	WD	Q	I		179,900
GRANTOR: MURNAHAN FRANKLIN L J						
GRANTEE: ANDREWS EARL M						
1409/1480	5/04/2006	WD	Q	I		159,800
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MURNAHAN FRANKLIN L						

BUILDING NOTES

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	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	42	15	630.00	SF	6.50	6.50	100	2006	2006	3	86	3,522	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	86	386	

BUILDING DIMENSIONS

BAS=[YR=2006] N52 W15 S2 W15 S47 FGR=[YR=2006] S20 E19 N16 U4 L4 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$.

LAND DESCRIPTION

TOTAL OB/XF 4,747

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS