LOT 64
HERON ISLES PHASE 1 REPLAT
PB 7/152

BELL AMY
96023 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0064-0000

BUILDING CHARACTERISTICS

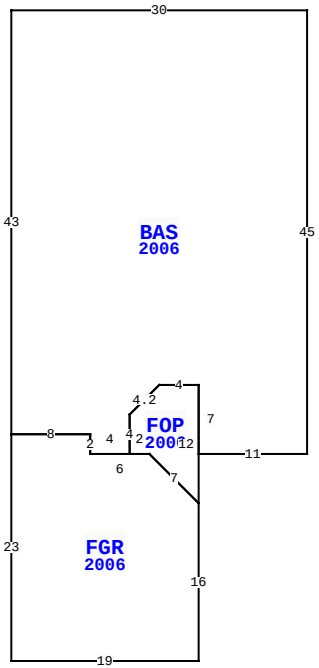
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,290	100	2006	1,290	139,229
FGR	403	55	2006	222	23,960
FOP	57	30	2006	17	1,834
TOTALS	1,750			1,529	165,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,529	118.0242	118.02	180,453	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2024 Heated Area: 1290 HX Base Yr 2024



96023 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		165,024
TOTAL MARKET OB/XF VALUE		7,542
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		237,566
SOH/AGL Deduction		3,193
ASSESSED VALUE		234,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,651
TOTAL JUST VALUE		237,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17301	NEW CONSTR	2,000	05/01/2006
M11491	H/AC	0	05/01/2006
P10934	NEW CONSTR	0	04/01/2006
C17467	CO ISSUED	101,400	03/01/2006
B17467	NEW CONSTR	101,400	03/01/2006
R09111	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/716	10/11/2023	WD	Q	I	01	286,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BELL AMY						
2660/985	8/10/2023	WD	U	I	37	266,400
GRANTOR: FRANKLIN BARRY A & JE						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N45 W30 S43 FGR=[YR=2006] S23 E19 N16 L5 U5 W6 N2 W8$E8 S2 E4 FOP=[YR=2006] E2 D5 R5 N12 W4 L3 D3 S4$N4 U3 R3 E4 S7 E11$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	37	15	555.00	SF	6.50	6.50	100	2006	2006	3	86	3,102	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	86	486	
4	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	

LAND DESCRIPTION

TOTAL OB/XF 7,542

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	RES POND	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