LOT 65
IN OR 1999/1878
HERON ISLES PHASE 1 REPLAT

HOFFMAN ROBERT & ELAINE
96017 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

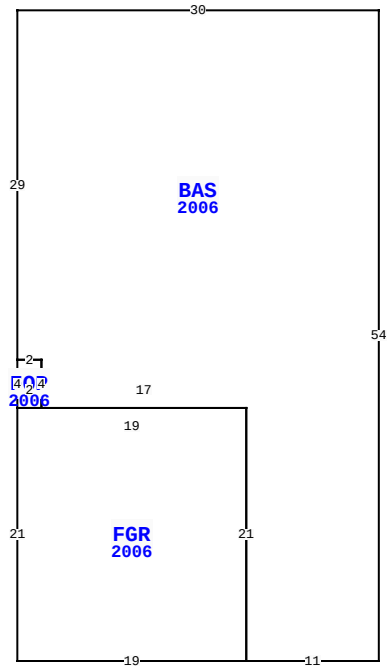
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,213	100	2006	1,213	131,753
FGR	399	55	2006	219	23,787
FOP	8	30	2006	2	217
TOTALS	1,620			1,434	155,757

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	119.3556	119.36	171,162	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1213 HX Base Yr 2016



96017 TIDAL BAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,757
TOTAL MARKET OB/XF VALUE		5,154
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		225,911
SOH/AGL Deduction		95,559
ASSESSED VALUE		130,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,630
TOTAL JUST VALUE		225,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16881	CO ISSUED	94,494	01/01/2006
M10979	H/AC	0	01/01/2006
R08760	REPAIR/RRF	3,000	01/01/2006
B16881	NEW CONSTR	94,494	01/01/2006
E16649	NEW CONSTR	2,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1878	8/27/2015	WD	Q	I	01	130,000
GRANTOR: TSERING IRINA						
GRANTEE: HOFFMAN ROBERT & EL						
1401/0671	4/04/2006	WD	Q	I		147,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: TSERING IRINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W30 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19$E2 N4 W2$E2 S4 E17 S21 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	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
2	0810	CONCRETE A	0	100	45	15	675.00	SF	6.50	6.50	100	2006	2006	3	86	3,773	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2006	2006	3	86	822	

LAND DESCRIPTION

TOTAL OB/XF 5,154

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